



Barretts Way, Sutton Courtenay

**Connells** SIGNATURE



## Barretts Way, Sutton Courtenay

Discover a truly exceptional and spacious four-bedroom terraced home, thoughtfully arranged across three floors.

Upon arrival, you are greeted by a large driveway, providing ample parking for multiple vehicles. Step inside to the ground floor, where you'll find an expansive, open-plan layout that seamlessly connects the kitchen, living room, and dining area. This beautifully light and airy space is a dream come true for avid cooks, featuring an enviable kitchen designed to inspire culinary creativity while allowing you to stay connected with family and guests.

The first floor comprises three generously-sized bedrooms and a well-appointed family bathroom, offering plenty of space for the whole family.

However, it's the top floor that truly steals the show. Designed with luxury in mind, this space serves as a private suite, boasting a large master bedroom complete with an elegant en-suite bathroom. French doors open onto a charming Juliet balcony, adding a touch of romance and providing the perfect spot to enjoy your morning coffee.

But that's not all-this property comes with an additional bonus: a versatile workshop located in the rear garden. With full potential (subject to planning permission) to be converted into an annexe, this space offers endless possibilities, whether you envision a guest house, home office, or creative studio.



**Ground Floor**  
**Kitchen/Living Room**

*21'5 X 20'2*

Beautifully arranged open plan kitchen ideal for entertaining or large families. With ample worktop space, cupboards, particularly large gas cooker, extractor and appliances. This offers a real 'wow' factor when you first enter the property due to its open space and versatile options that lead into the living room.

**Dining Room**

*17'5 X 11'1*

Open to the kitchen and ideal for young families or entertaining, this is a large space which could comfortably sit a table within 8 chairs positioned under a vaulted

ceiling with Velux windows and French doors leading into the private garden.

**First Floor**

Carpets to hallway and landing were replaced just a few years ago

**Bedroom Three**

*6 X 11'3*

**Bedroom Two**

*10'7 X 11'5*

**Bedroom Four**

*12 X 10'7*

**Second Floor**

**Master Suite**

*20'2 X 15'7*

On the top floor is this impressive master suite offers comfortable and stylish living. With large French doors leading to the Juliet balcony for extra light and breeze in the summer months.

There is enough room for a large double bed, side tables, dresser and has storage to the eaves. The en-suite is the perfect size to be able to relax in a large bath tub!

**Outbuilding/Workshop**

*12'7 X 18'6*

Situated in the rear garden this workshop area offers so much potential. With electricity and plumbing already installed this space could be used for many, whether its storage, utility, summer house, workshop. The potential space could well be considered as an Annexe (stpp) ideal for blended families or those with an older child at home looking for independence.





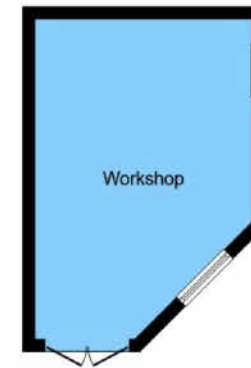
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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# Barretts Way, Sutton Courtenay

Discover this truly exceptional opportunity to own a deceptively spacious four-bedroom terraced home, thoughtfully arranged across three floors of versatile living space with additional bonus: a versatile workshop located in the rear garden and large driveway suitable for several vehicles.

Price

**POA**

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

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