



The Hawthorns, Sutton Courtenay

Connells

SIGNATURE



The Hawthorns, Sutton Courtenay

The Hawthorns, Sutton Courtenay - A Stylish Three-Bedroom Home in Heritage Park

Situated in the picturesque village of Sutton Courtenay, The Hawthorns is a beautifully presented three-bedroom home within the sought-after Heritage Park development. Built in 2019, this modern property benefits from four years of NHBC warranty remaining, offering peace of mind for its next owners.

Upon entering, you are welcomed into a bright and spacious sitting room, perfect for relaxation. The impressive open-plan kitchen/diner features a gas hob, ample space for white goods, a breakfast bar, and dual aspect windows that flood the space with natural light. A small utility area adds practicality, while a convenient cloakroom completes the ground floor.

Upstairs, the first floor comprises two generous double bedrooms, with the master enjoying the luxury of an en-suite shower room. A further single bedroom offers versatility, ideal as a home office or nursery, and is complemented by a well-appointed family bathroom.

The rear garden is fully enclosed and provides a good size entertaining space, complete with a handy storage area, and access to the driveway. At the front, a private driveway offers parking to accommodate three vehicles. With its modern design, excellent location, and thoughtful layout, The Hawthorns is an ideal home for families, professionals, or those looking to enjoy village life with contemporary comforts.

Ground Floor

Hall

Lounge

11'3 X 17'4

W,C

Utility Room

Kitchen & Dining Room

20'4 X 10'2

First Floor

Bedroom One

8'10 X 11

En Suite (3'8 X 5'11)

Bedroom Two

10'3 X 11'7

Bedroom Three

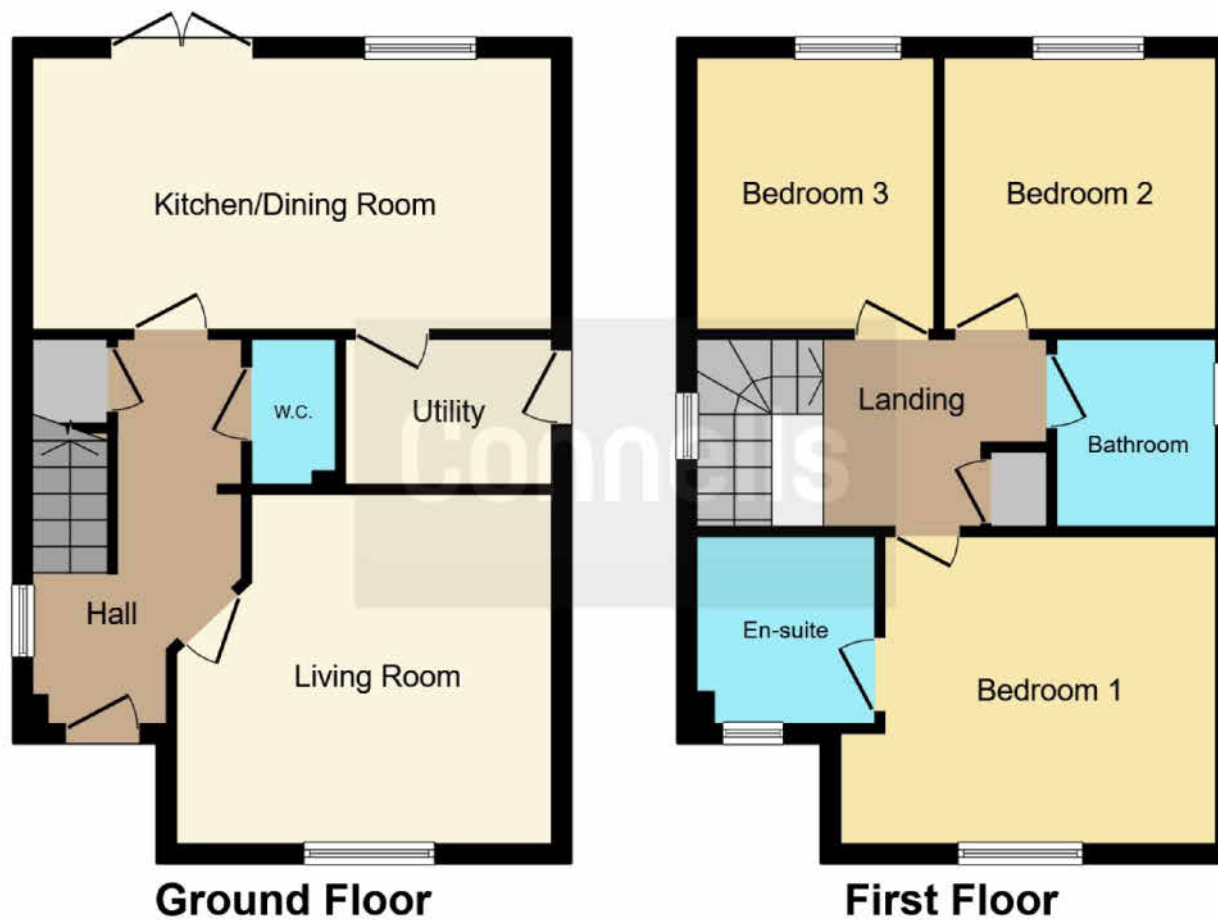
6'6 X 10'5

Bathroom

8'4 X 7'3







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The Hawthorns,^{Sutton Courtenay}

Situated in the picturesque village of Sutton Courtenay, The Hawthorns is a beautifully presented three-bedroom home within the sought-after Heritage Park development. Built in 2019, with parking for 3 cars, open plan kitchen/diner, utility room, good size living room, two bathrooms, W.C and garden

Price

POA

Tenure: Freehold

EPC Rating: B



To view this property please contact us on

01235 555611

or email abingdon@connells.co.uk

11 High Street, Abingdon, Oxfordshire OX14 5BB

CONNELLS.CO.UK



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

