



**High Street, Sutton Courtenay, Abingdon, OX14 4AT**

**welcome to**

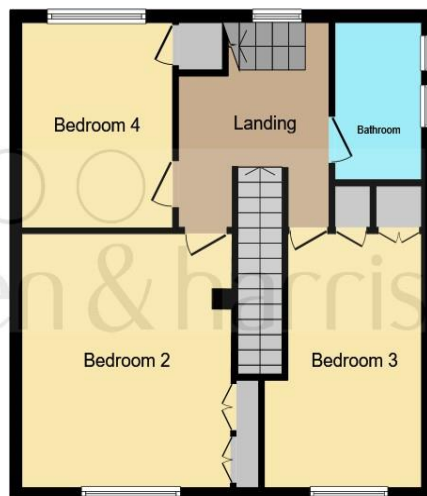
**High Street, Sutton Courtenay, Abingdon**

*Located in Sutton Courtenay, this property is situated over three floors and offers four bedrooms, one of which has an ensuite, a spacious downstairs, driveway parking, a garage and a rear garden. Being situated in a well sought after village, this property offers close access to local amenities.*

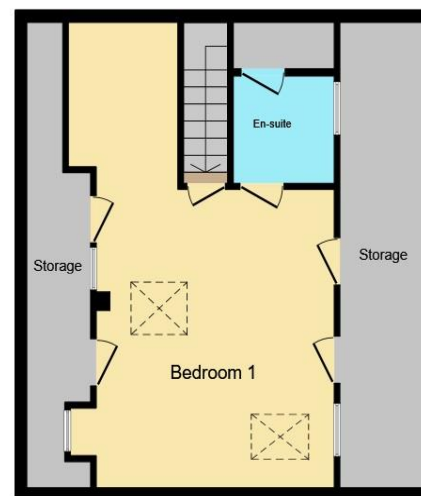




**Ground Floor**



**First Floor**



**Second Floor**

**Lounge**

12' 1" Max x 25' 8" ( 3.68m Max x 7.82m )

**Kitchen**

11' 8" Max x 25' 6" ( 3.56m Max x 7.77m )

**Utility Room**

6' 9" x 9' 4" ( 2.06m x 2.84m )

**Sun Room**

6' x 14' 9" ( 1.83m x 4.50m )

**Bedroom One**

17' 7" x 13' 1" ( 5.36m x 3.99m )

**Bedroom Two**

14' x 12' Into Wardrobe ( 4.27m x 3.66m Into Wardrobe )

**Bedroom Three**

11' 4" x 8' 11" ( 3.45m x 2.72m )

**Bedroom Four**

10' 1" Max x 14' Max ( 3.07m Max x 4.27m Max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## welcome to High Street, Sutton Courtenay, Abingdon

- Detached Four Bedroom House
- Rear Garden
- Driveway Parking
- Garage
- Freehold

Tenure: Freehold EPC Rating: E

offers in excess of  
**£450,000**

Located in Sutton Courtenay, Allen & Harris are proud to bring this four bedroom home to the market. This property is situated over three floors. On the ground floor is the kitchen and living room, as well as a utility room and a sun room. On the first floor, three bedrooms can be found, alongside a bathroom in addition. The main bedroom is located on the top floor, alongside an ensuite and storage space.

This property also offers a garage, a rear garden, and driveway parking.

Being located in Sutton Courtenay, this property offers close access to nearby towns such as Abingdon and Didcot, as well as surrounding villages. There are also amenities within the village such as parks, a local post office, and pubs.



view this property online [allenandharris.co.uk/Property/ABI107155](https://allenandharris.co.uk/Property/ABI107155)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI107155 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



[allenandharris.co.uk](https://www.allenandharris.co.uk)