



High Street, Sutton Courtenay, Abingdon, OX14 4AT

welcome to

High Street, Sutton Courtenay Abingdon

Allen and Harris are proud to present this delightful detached four-bedroom family residence with origins back to the 17th Century, set in grounds approaching a 1/4 of an acre. The original part of the property retains much of its character with exposed ceiling and wall beams. The property offers further scope for enlargement as there is currently a separate studio which was formerly used as a hair salon which could easily be incorporated in the main accommodation or is suitable for use as a professional business premises subject to consents. Additionally, there is a detached double garage with large open plan room over which again, subject to the necessary consents could be converted to provide annexe accommodation. The property is approached via an entrance hall which has period exposed beams to the walls and gives access to the downstairs cloakroom, a very generous sitting room measuring in excess of 22ft in length, again with exposed beams and period features. There is a separate dining room with exposed beams to the ceiling.





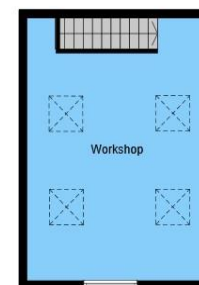
Ground Floor



First Floor



Ground Floor Garage



First Floor Garage

Entrance Hall

Cloakroom

Lounge/Dining Room

22' 3" x 15' (6.78m x 4.57m)

Kitchen

9' 9" x 13' 4" (2.97m x 4.06m)

Snug

11' 7" x 12' 9" (3.53m x 3.89m)

Bedroom One

12' 3" x 13' 9" (3.73m x 4.19m)

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom Three

13' 3" x 13' 6" (4.04m x 4.11m)

Bedroom Four

11' 7" x 14' 5" (3.53m x 4.39m)

W/C

Ground Floor Garage

First Floor Garage

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

welcome to

High Street, Sutton Courtenay Abingdon

- Sat In Approx 1/4 Of An Acre Plot
- Situated In The Popular Village Of Sutton Courtenay
- Period Character Property Dating Back To The 17th Century
- Large Detached Double Garage With Open Plan Room Over (Self Contained Annexe Potential Subject To Consents)
- Well Planned And Spacious Accommodation Incorporating Three Reception Rooms And Four Bedrooms
- Separate Studio (Formerly Used As A Hair Salon) Suitable For Conversion To Home Office/Business Premises (Subject To Consents)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£1,250,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108268



Property Ref:
ABI108268 - 0003

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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.


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