



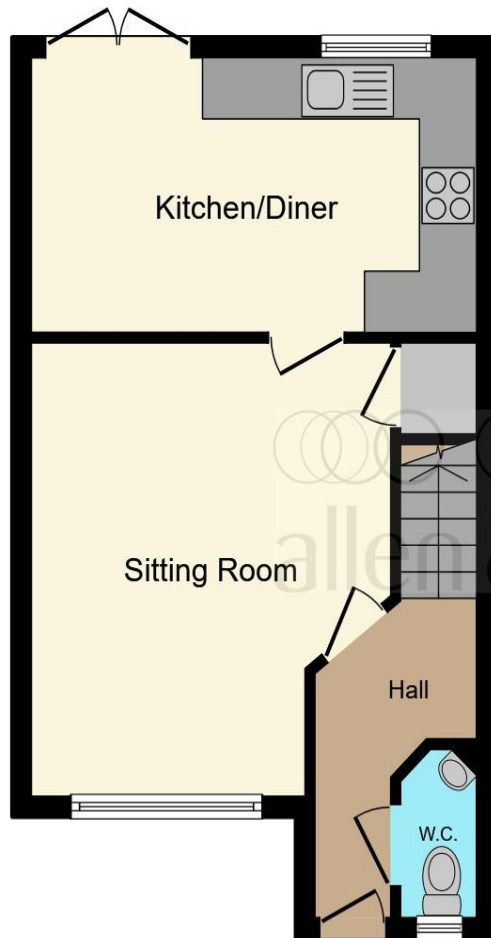
The Hawthorns, Sutton Courtenay, Abingdon, OX14 4GA

welcome to

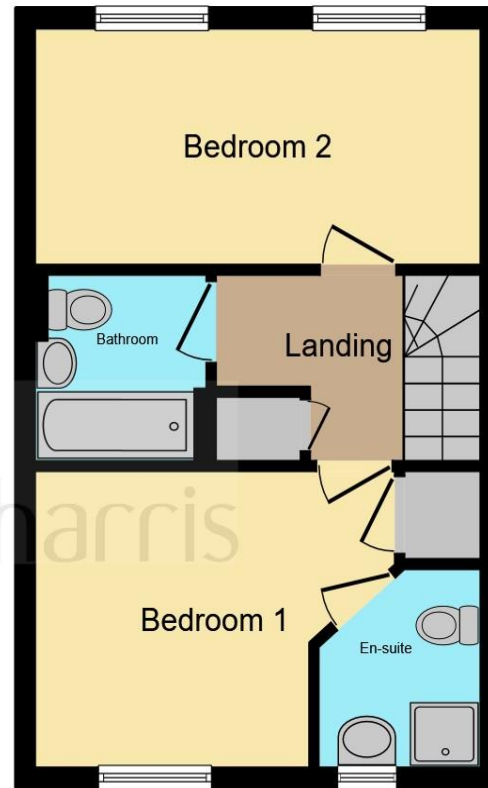
The Hawthorns, Sutton Courtenay Abingdon

Allen and Harris are proud to present this two bedroom, semi-detached home situated in the desirable village of Sutton Courtenay. Sutton Courtenay is one of South Oxfordshire's most desirable and sought after locations. The village itself is perched on the banks of the River Thames alongside three pubs to choose from, two village shops, a primary school and a garage. The property briefly comprises entrance hall, kitchen/diner with patio doors leading to the garden, living room and downstairs cloakroom.





Ground Floor



First Floor

Entrance Hall

Living Room

12' x 14' 2" (3.66m x 4.32m)

Kitchen/Diner

15' 3" x 9' 6" (4.65m x 2.90m)

Landing

Bedroom One

9' 5" x 12' (2.87m x 3.66m)

En-Suite

Bedroom Two

7' 6" x 13' 5" (2.29m x 4.09m)

Bathroom

Rear Garden

Two Allocated Parking Spaces

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

The Hawthorns, Sutton Courtenay Abingdon

- Two Bedroom
- Semi-Detached
- En-Suite To The Master
- Two Allocated Parking Spaces
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of
£325,000



To the first floor there is two bedrooms with the master benefiting from en-suite shower, there is also a bathroom completing the first floor. Outside the property offers enclosed rear garden and two allocated parking spaces directly to the front.

The market town of Abingdon, which sits in a desirable position on the River Thames, is just 2 miles to the north and provides an extensive range of retail, leisure and educational facilities. The City of Oxford is just over 10 miles away.

The village has excellent communication links with a mainline rail link into London Paddington from Didcot Parkway, just 4 miles away and easy access to the M4 and M40 motorways with the A34 5 miles away.



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108393



Property Ref:
ABI108393 - 0002

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.

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