



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

33 High Street, Sutton Courtenay, OX14 4AW





## SUTTON COURTENAY

Sutton Courtenay is a picturesque Thames-side village in the Vale of White Horse, Oxfordshire, known for its period cottages, charming pubs, and strong community feel.

Surrounded by beautiful countryside, it offers easy access to Abingdon, Didcot Parkway Station, and Oxford, making it ideal for those seeking a peaceful village lifestyle within easy reach of transport links and amenities.

**Bedrooms 3 | Bathrooms 1 | Receptions 2**  
**Mains gas, mains water and mains drainage.**  
**Vale of White Horse District Council – Tax Band D**





## 33 HIGH STREET

A charming Grade II listed semi-detached cottage, with an attractive Dutch gable end, situated on the historic High Street of Sutton Courtenay. The property has been tastefully updated in recent years.

The period accommodation includes a sitting room full of warmth and character, featuring an inglenook fireplace with cast-iron wood burner, original quarry tiled flooring, and a bay window overlooking the cottage gardens. Adjoining the sitting room is a characterful, dual aspect dining/family room with exposed beams and a brick fireplace.

The modern fitted kitchen includes granite work surfaces, a butler sink and built-in appliances, with a rear lobby housing utility appliances and providing direct access to the paved terrace.

Upstairs, a spacious landing leads to three bedrooms with solid wood flooring. The generous master bedroom offers ample built-in storage, the second bedroom has a built-in shower cubicle and garden views and the third bedroom is slightly smaller. The bathroom is beautifully appointed with a roll top bath and separate shower.

Outside, the mature cottage gardens include a garden room/home office and a former brick privy. The gardens are private and fully enclosed with brick walling to the rear. Off-street parking and a single garage with power and light complete this truly delightful home, full of warmth, charm and character.



33, High Street, Sutton Courtenay, Abingdon, Oxfordshire

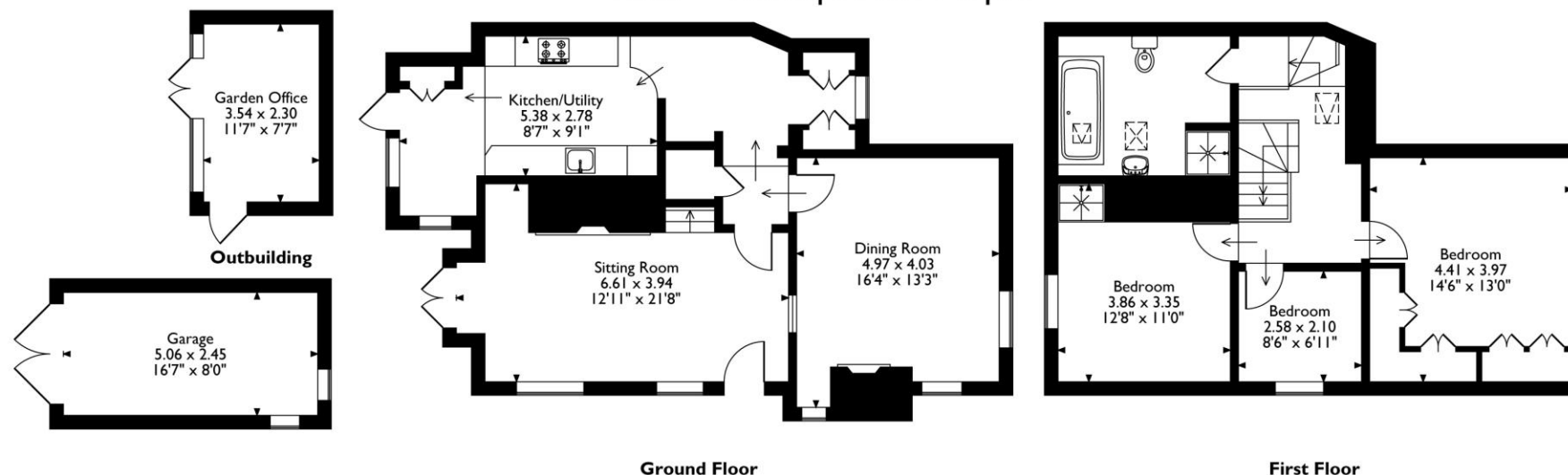
Approximate Gross Internal Area

Main House = 130 Sq M/1399 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Outbuilding = 8 Sq M/86 Sq Ft

Total = 150 Sq M/1614 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

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