



54 Appleford Road  
Sutton Courtenay, Oxfordshire, OX14 4NQ



JAMESGESNER  
- ESTATE AGENTS -





**54 Appleford Road  
Sutton Courtenay  
Oxfordshire  
OX14 4NQ**

**GUIDE £360,000 FREEHOLD**



Built in 2018 by Persimmon Homes, this spacious three bedroom, two bathroom family home with south facing rear garden and parking for two cars is located within the village of Sutton Courtenay just a short walk from transport links giving easy access to Abingdon and Didcot.

The village has a wide range of useful amenities, including a Pub, Restaurant and convenience store. The property is well kept and lies on the outskirts of the development overlooking fields towards The River Thames.

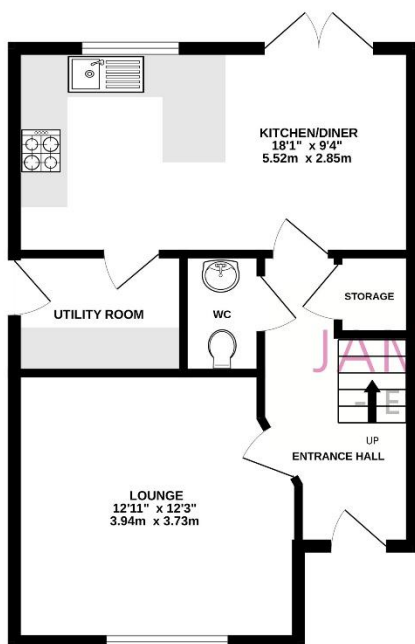
Sutton Courtenay is conveniently located 3 mile equidistant between the market town of Abingdon and Didcot with its main line station and shopping centre. London Paddington is just 45 minutes and Oxford and Reading approx. 15 minutes from Didcot Parkway station.

There is also a regular local bus service to Didcot, Abingdon and Oxford. Milton Park Business Park is a five minute drive away. The village is well served with a primary school, two convenience stores, a Post Office and four public houses.

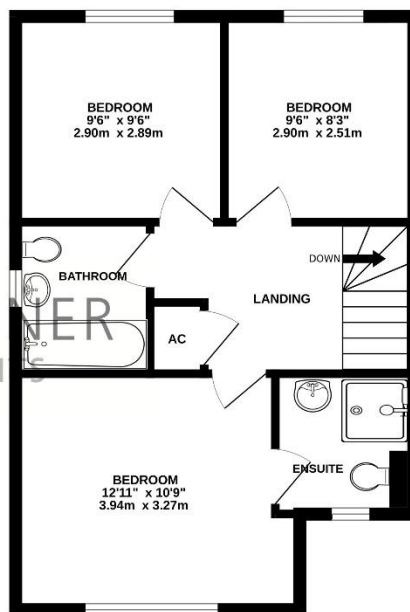




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.




1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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