



Bekynton Cottage, The Green, Sutton Courtenay OX14 4AE



# Bekynton Cottage

## Sutton Courtenay

Attractive and very spacious period cottage offering extended and fully modernised accommodation of much character situated in a delightful location fronting the village green within one of the areas most highly regarded villages, sold with no on going chain.

Bekynton Cottage, 7a The Green is situated in a delightful non-estate location within the heart of the old part of this sought after and very pretty village, conveniently placed just 2 miles south of Abingdon and 3 miles north west of Didcot, offering excellent rail links to London Paddington. Sutton Courtenay is steeped in history, home to many historic buildings, including the Norman Hall Manor House and the Abbey situated just off The Green. The village has seen some famous residents in its time including the first world war Prime Minister Lord Asquith and the writer George Orwell is also laid to rest in the churchyard.

Leave Abingdon via Bridge Street sign posted Dorchester-on Thames. After approximately 1 mile turn right at the traffic lights sign posted Sutton Courtenay. Continue over the bridge and at the following junction turn right onto Appleford Road and follow the road around the sharp left-hand bend onto Church Street. Continue past the two public houses on the left and take the second turning on the left continuing on to The Green where the property can be found on the left, clearly indicated by the For Sale board.





## Key Features

- Large living room with solid wood flooring, attractive central fireplace and large panelled bay window
- Inner hall with hard tiled floor and useful storage cupboards leading to cloakroom and an extended open plan kitchen/dining room featuring refitted selection of floor and wall units complemented by se
- Large first floor main double bedroom with large panelled bow window providing attractive views over the gardens, second bedroom and refitted bathroom with white suite
- Mains gas radiator central heating and the property is sold with no ongoing chain
- Attractive partly walled front gardens and to the rear are well screened gardens including patio, lawn - the whole enclosed by trees, shrubbery and fencing
- Excellent potential to substantially extend the existing accommodation
- Planning permission has been granted to erect a porch to the front of the property, additional room on the first floor and rear single story extension, plans can be viewed on vale planning website und

Council Tax band: D Tenure: Freehold EPC: D

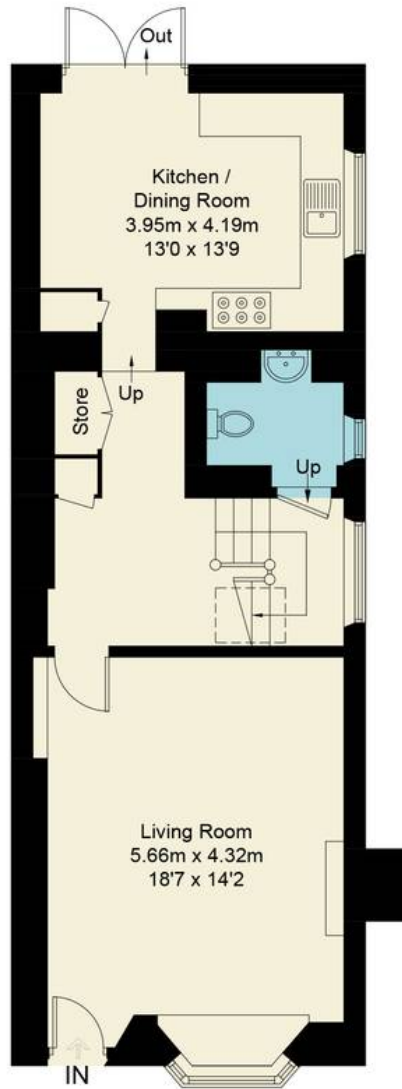




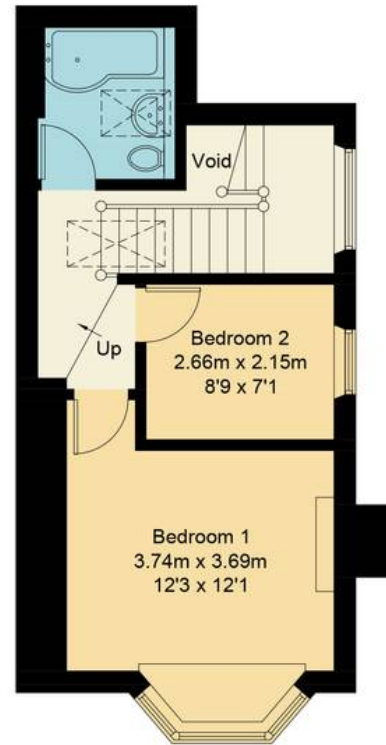
# The Green, OX14

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft

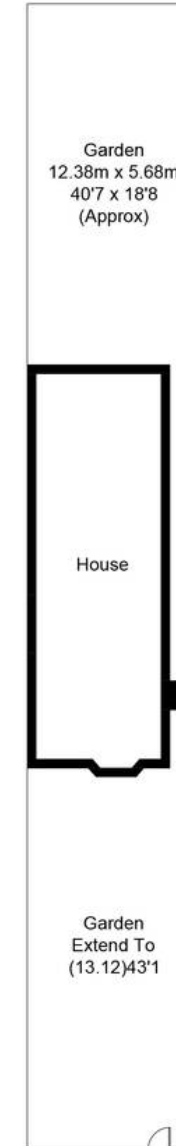
External Area = 155.9 sq m / 1678 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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