



35 Willow Pike, Sutton Courtenay OX14 4GB



35 Willow Pike

Superbly presented two-bedroom semi-detached house, located in the highly desirable village of Sutton Courtenay. Built in 2024 by Linden Homes the property offers spacious front facing lounge and well-equipped modern open plan kitchen and dining room opening to the west facing enclosed rear gardens.

35 Willow Pike forms part of a select development towards the edge of this attractive Thames-side village which offers a good variety of shops, including a general store, post office, newsagents, several public houses, excellent schooling, church and garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot, which provides a mainline station with a direct line to London Paddington for commuters. Useful distances include Wallingford (circa. 10 miles), Didcot (circa. 4 miles), Wantage (circa. 8 miles), Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Bedrooms: 2

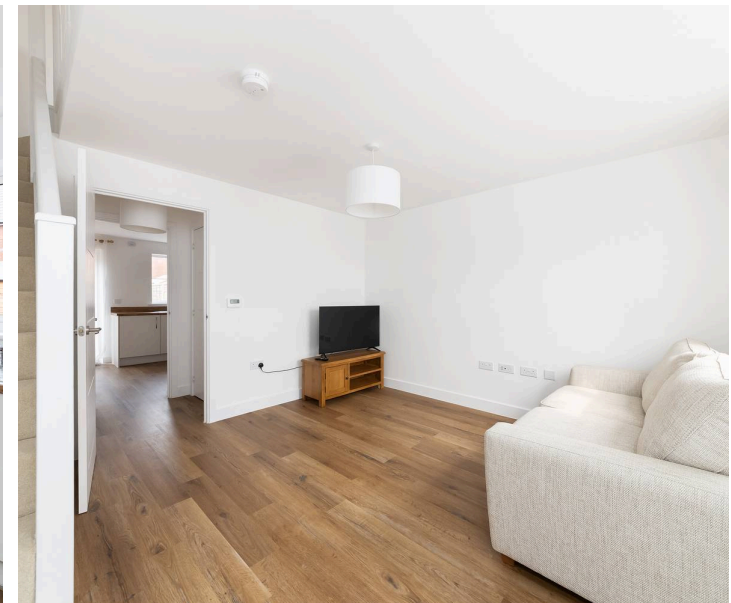
Bathrooms: 2

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

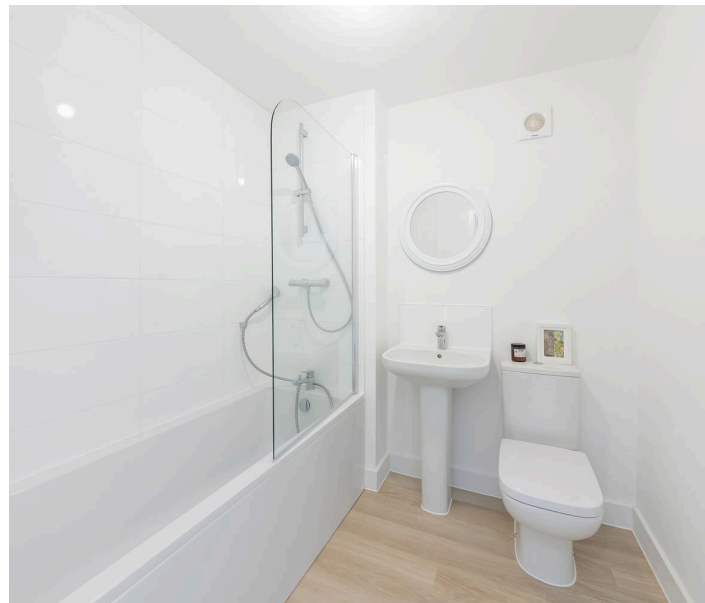
EPC Energy Efficiency Rating: B

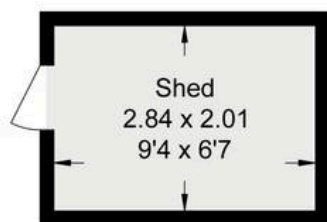




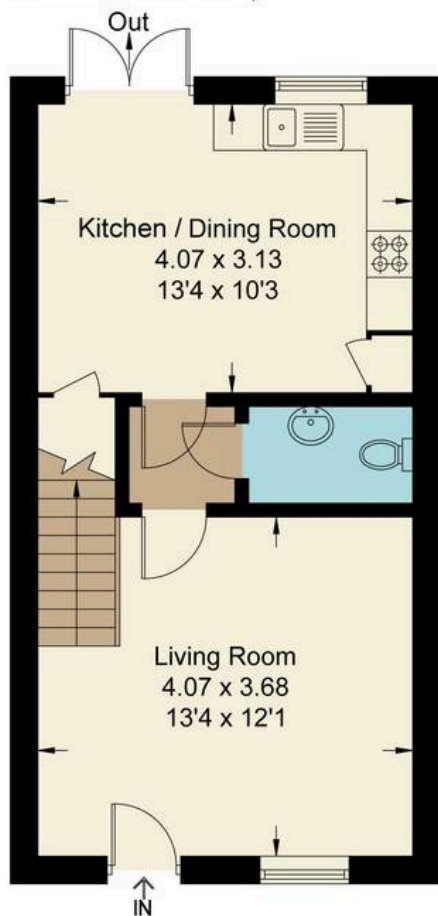
Key Features

- Spacious front facing living room through to inner hall with useful cloakroom off
- Open plan kitchen and dining room with an excellent selection of floor and wall units with French doors leading to the rear gardens
- Two spacious first floor double bedrooms with en-suite shower room to the principal bedroom and further family bathroom
- Fully enclosed west facing rear gardens with patio and lawns
- Allocated off street parking facilities and further visitor parking facilities
- Gas radiator central heating, uPVC double glazed windows and remainder of builders NHBC warranty





(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Willow Pike, OX14

Approximate Gross Internal Area = 66.40 sq m / 715 sq ft

Shed = 5.70 sq m / 61 sq ft

Total = 72.10 sq m / 776 sq ft

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

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