



72 Bradstocks Way, Sutton Courtenay OX14 4BZ



## 72 Bradstocks Way

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Attractive open farmland views feature with this substantial extended three-bedroom semi-detached family home, well situated within this very popular village, sold with no ongoing chain.

Bradstocks Way is situated in an established location within this attractive Thames-side village offering a good variety of shops, including a general store, post office, newsagents, several public houses, primary school, 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) and Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D





## Key Features

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- Entrance hall leading to spacious separate front living room with fireplace
- Separate kitchen and dining room (easily combined to provide an open plan kitchen/dinning space) with double doors leading to double glazed conservatory overlooking the rear gardens
- Substantial side extension which now provides a spacious separate utility room and useful ground floor shower room
- Large first floor main double bedroom providing attractive open farmland views
- Two further spacious bedrooms complemented by family bathroom
- Mains gas radiator central heating, PVC double glazed windows and the property is sold with no ongoing chain
- Front gardens providing parking facilities for several vehicles leading to the garage
- Good size southerly facing rear gardens incorporating patio leading to extensive lawn - the whole enclosed by trees, shrubbery and fencing, before leading onto attractive open farmland
- Excellent potential to further extend the existing accommodation









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PROPERTY  
AWARDS  
2024

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# Bradstocks Way, OX14

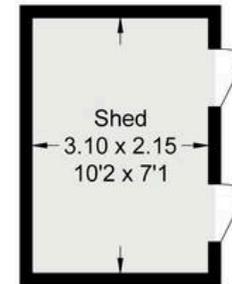
Approximate Gross Internal Area = 114.30 sq m / 1230 sq ft

Garage = 18.0 sq m / 194 sq ft

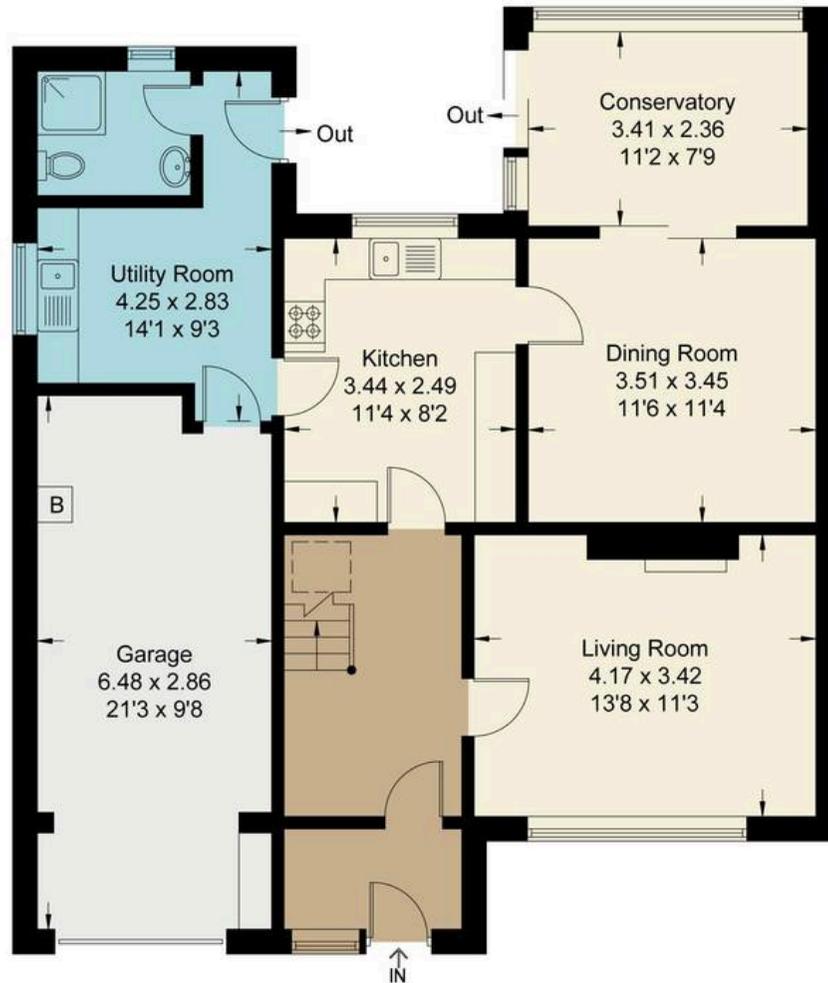
Shed = 6.70 sq m / 72 sq ft

Total = 139.0 sq m / 1496 sq ft

For identification only - Not to scale



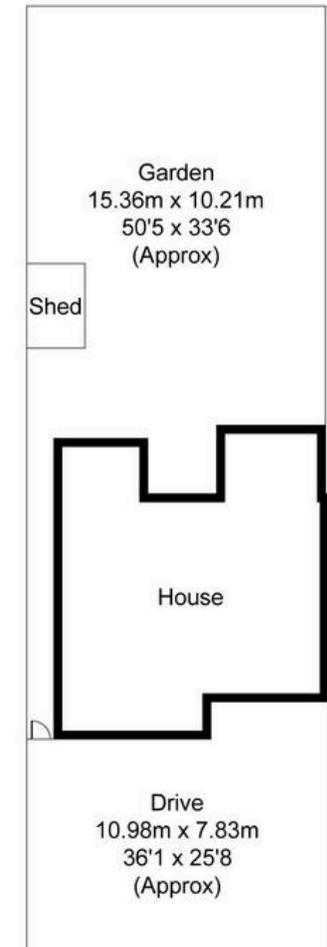
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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