



44 Asquith Park, Sutton Courtenay OX14 4FL

## 44 Asquith Park

Attractive four bedroom detached family home, offering superbly presented accommodation throughout, well situated within this small select development.

Asquith Park is a highly regarded development built in 2015 to high standards and offers easy pedestrian access to the village's wide range of amenities including a good variety of shops, general store, post office and newsagents. There are also several public houses, good primary school, church and village garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot which provides a wide range of facilities including a main line railway station with a direct route to London Paddington for commuters. Useful distances include Abingdon town centre (circa. 2.5 miles), Didcot town (circa. 4.7 miles) and Oxford city (circa. 12.5 miles).

Bedrooms: 4

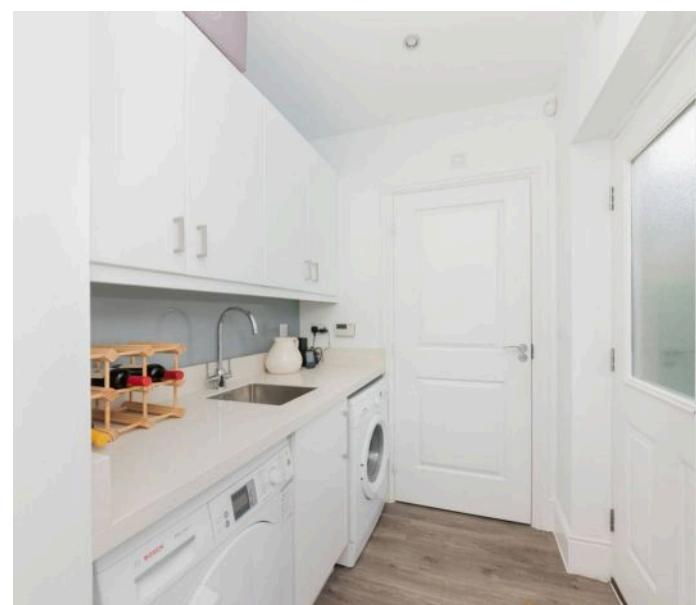
Bathrooms: 2

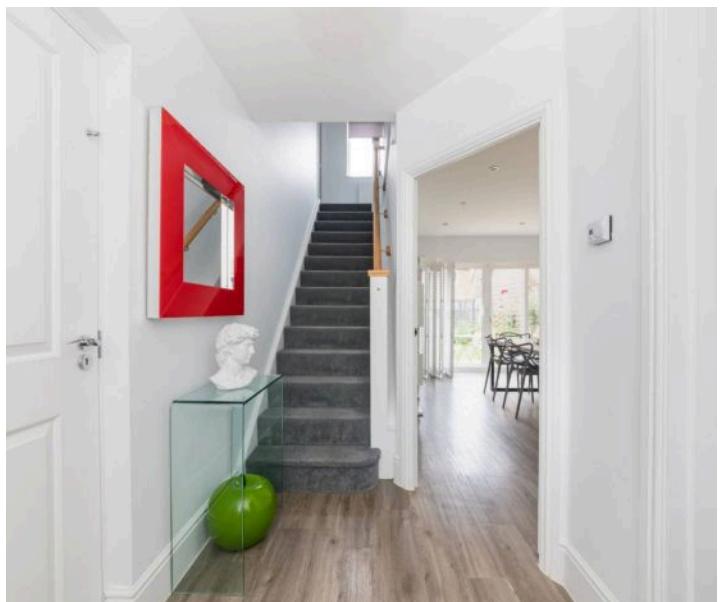
Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: C



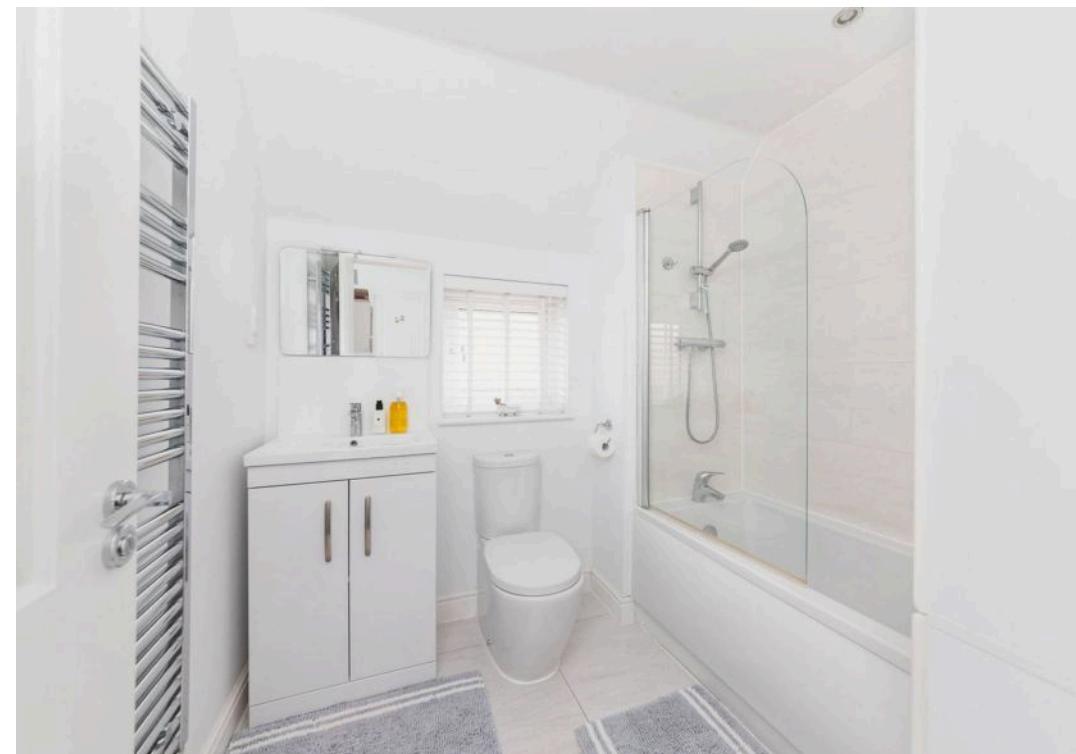
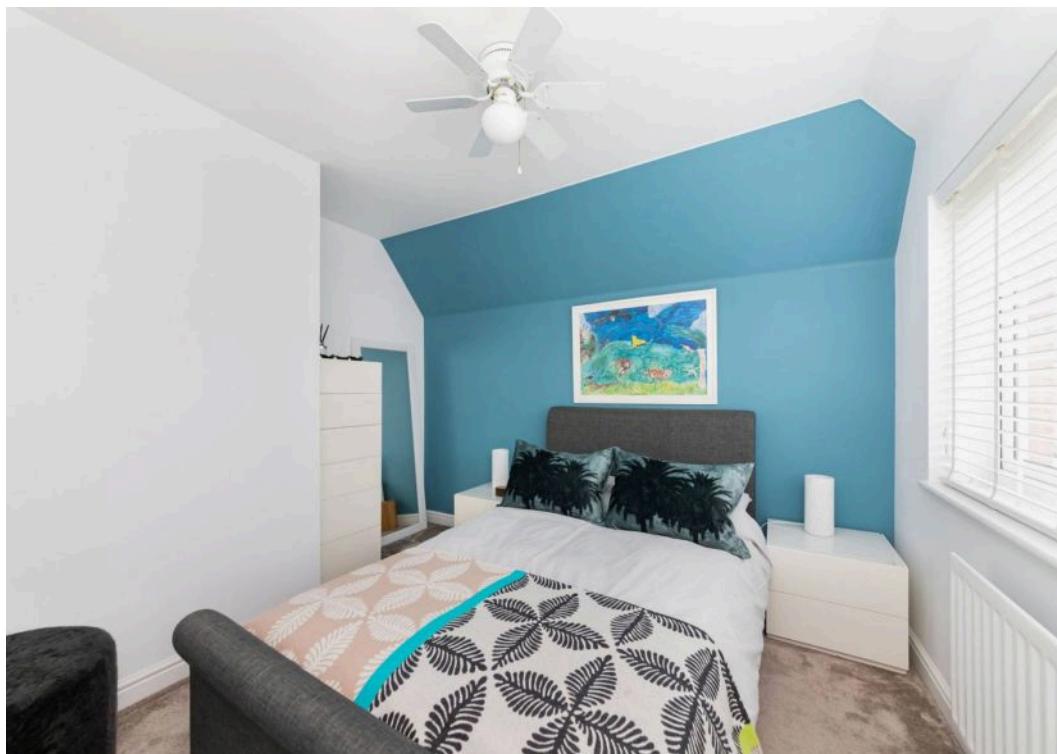


## Key Features

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- Inviting entrance hall featuring Karndean flooring leading to cloakroom
- Spacious separate front living room with double glazed bay window
- Impressive and good size open plan kitchen/dining room featuring an extensive selection of stylish floor and wall units complemented by many built-in electrical appliances with granite working surfaces over open plan to spacious dining area which in turn leads to matching separate utility room , complemented by multiple double glazed bi-fold doors leading to the rear gardens
- Light and airy first floor landing leading to delightful main double bedroom with built-in wardrobe cupboards and en-suite shower room
- Three further spacious bedrooms (bedroom 4 is fitted with an extensive selection of bespoke wardrobe cupboards) complemented by family bathroom
- PVC double glazed windows, mains gas radiator central heating and the remainder of the original builders guarantee
- Front gardens providing hard standing parking facilities leading to the garage
- Attractive rear gardens incorporating patio and lawn, surrounded by flower and shrub borders - the whole enclosed by shrubbery and fencing









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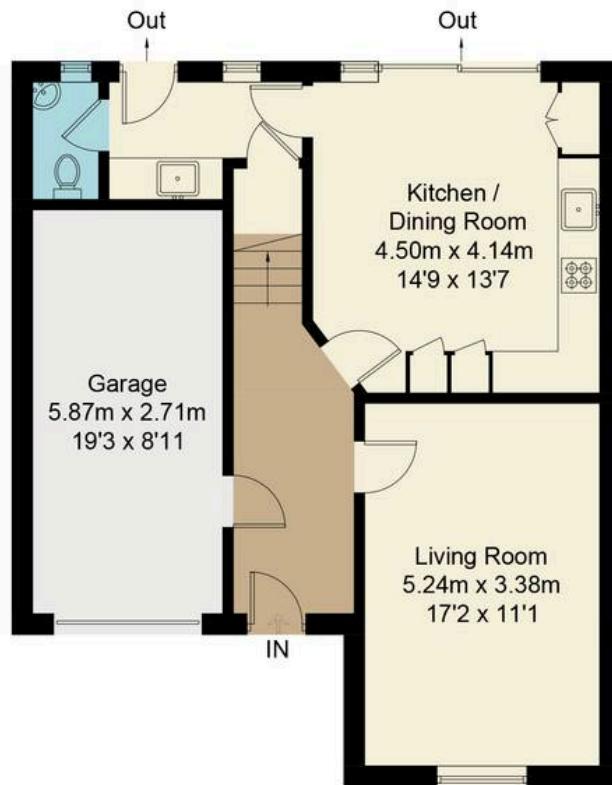
# Asquith park, OX14

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft

Garage = 16.3 sq m / 176 sq ft

Total = 135.7 sq m / 1461 sq ft

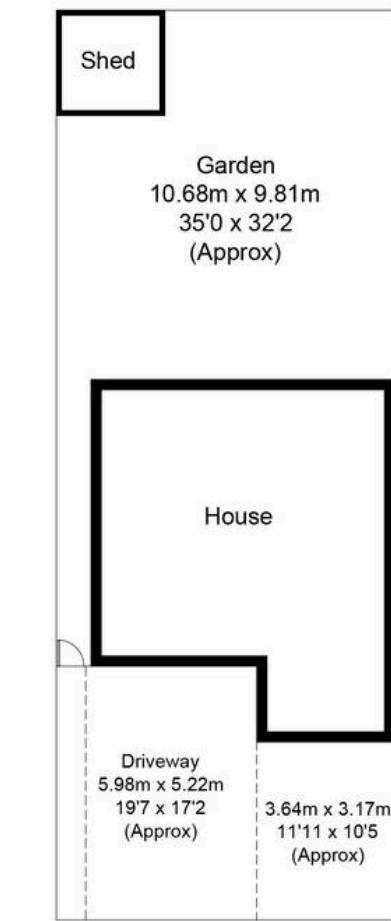
Shed = 7.8 sq m / 84 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

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