



37 Lady Place Sutton Courtenay, Oxon, OX14 4FB

Guide Price £295,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offering over 1,000 sq ft of internal living space, this impressive top-floor apartment is set within a gated development, surrounded by the beautiful South Oxfordshire countryside and benefiting from allocated parking.

Occupying the full depth of the building, the apartment provides exceptionally spacious and well-balanced accommodation. The entrance hall includes useful storage and leads to two generous double bedrooms. The principal bedroom, measuring over 5 metres in width, enjoys stunning rural views and benefits from a private en-suite and built-in wardrobes. The second bedroom shares a Jack and Jill-style en-suite, which also functions as the family bathroom.

The bright and spacious living/dining room is accessed from the hallway, with the kitchen positioned just off this space. The kitchen is presented in excellent condition and offers ample storage and worktop space.

Offered to the market with no onward chain, this superb apartment must be viewed to fully appreciate its scale, condition and outstanding setting.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Allocated Parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictions & Covenants: Standard leasehold restrictions apply.



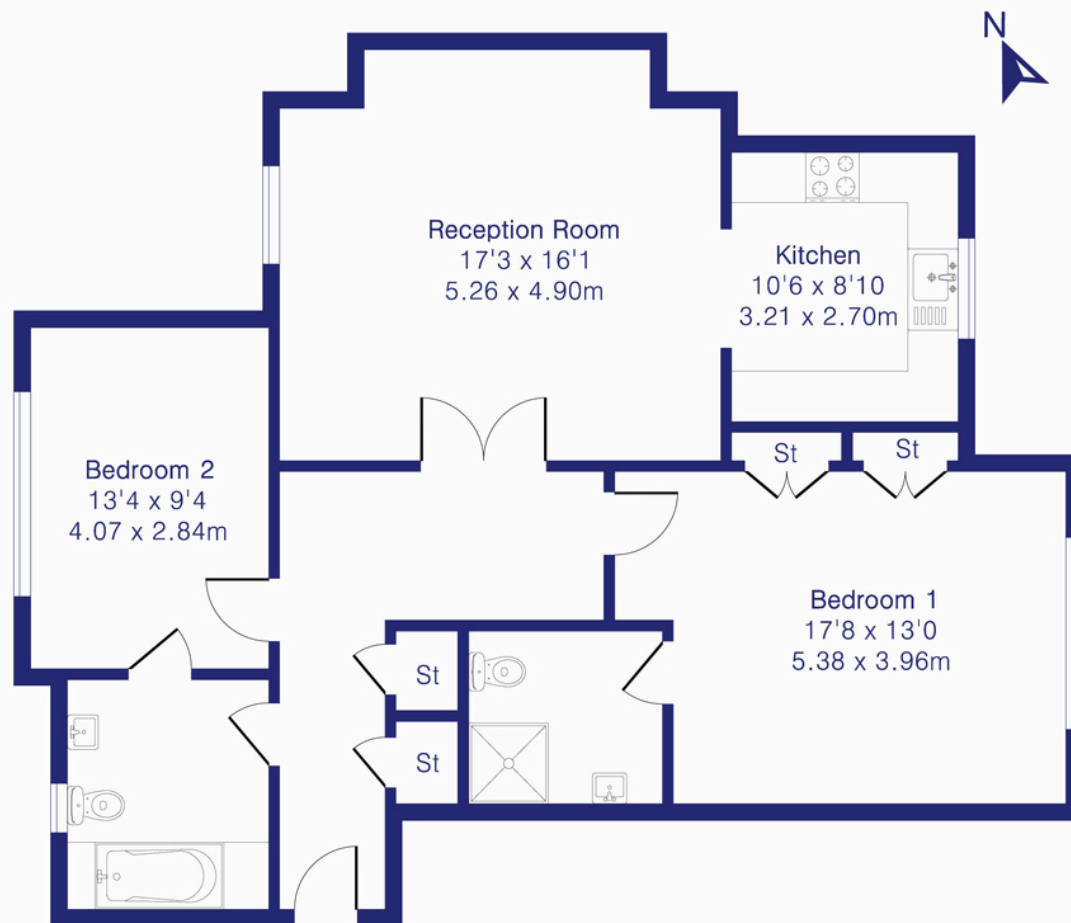
Key Features

- Over 1,000 sq ft of internal living space
- Top-floor apartment within a gated development
- Beautiful South Oxfordshire countryside setting
- Two large double bedrooms with built-in storage
- Principal bedroom with en-suite and stunning rural views
- Allocated parking
- Offered with no onward chain
- EPC Rating: C
- Council Tax: C

The Location

Lady Place is a sought-after gated development located in the highly desirable village of Sutton Courtenay, nestled within South Oxfordshire countryside. The village offers a charming community feel with local amenities including a village shop, public houses, a primary school and riverside walks along the Thames. The property is conveniently positioned for access to Abingdon, Didcot and Oxford, with Didcot Parkway station providing direct rail links to London Paddington in approximately 40 minutes. The A34 is also easily accessible, connecting to the M40 and M4, making the location ideal for commuters seeking a blend of rural tranquillity and excellent transport connections.

Approximate Gross Internal Area 1012 sq ft - 94 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

