



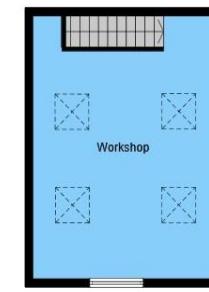
High Street, Sutton Courtenay, Abingdon, OX14 4AT

welcome to

High Street, Sutton Courtenay Abingdon

Allen and Harris are proud to present this delightful detached four-bedroom family residence with origins back to the 17th Century, set in grounds approaching a 1/4 of an acre. The original part of the property retains much of its character with exposed ceiling and wall beams. The property offers further scope for enlargement as there is currently a separate studio which was formerly used as a hair salon which could easily be incorporated in the main accommodation or is suitable for use as a professional business premises subject to consents. Additionally, there is a detached double garage with large open plan room over which again, subject to the necessary consents could be converted to provide annexe accommodation.





Entrance Hall

Cloakroom

Lounge/Dining Room

22' 3" x 15' (6.78m x 4.57m)

Kitchen

9' 9" x 13' 4" (2.97m x 4.06m)

Snug

11' 7" x 12' 9" (3.53m x 3.89m)

Bedroom One

12' 3" x 13' 9" (3.73m x 4.19m)

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom Three

13' 3" x 13' 6" (4.04m x 4.11m)

Bedroom Four

11' 7" x 14' 5" (3.53m x 4.39m)

W/C

Ground Floor Garage

First Floor Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

High Street, Sutton Courtenay Abingdon

- Sat In Approx 1/4 Of an Acre Plot
- Situated In the Popular Village of Sutton Courtenay
- Period Character Property Dating Back to the 17th Century
- Large Detached Double Garage with Open Plan Room Over (Self Contained Annexe Potential Subject to Consents)
- Well Planned and Spacious Accommodation Incorporating Three Reception Rooms and Four Bedrooms
- Separate Studio (Formerly Used As A Hair Salon) Suitable For Conversion To Home Office/Business Premises (Subject To Consents)

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£1,185,000



view this property online allenandharris.co.uk/Property/ABI108268

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ABI108268 - 0005

The property is approached via an entrance hall which has period exposed beams to the walls and gives access to the downstairs cloakroom, a very generous sitting room measuring more than 22ft in length, again with exposed beams and period features. There is a separate dining room with exposed beams to the ceiling.

There is a ample kitchen dining room measuring more than 19ft, there is also a separate snug room with a fireplace and exposed beams.

The first floor offers four bedrooms all of which are generous in size and the main bedroom has an en-suite which has a separate panel bath and shower cubicle, there is also a family bathroom.

The grounds to this property are extensive incorporating a very generous driveway, a detached double garage and separate studio.



Please note the marker reflects the postcode not the actual property



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk