

PROPERTY AGENTS

JP Knight



1a Courtenay Close, Sutton Courtenay, OX14 4AU



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This impressive light and airy 5 bedroom detached family home is set back from the road, ideally located in a quiet no-through road in the heart of this popular village. The property enjoys a secluded position with extensive parking to the front for six cars, a low brick wall and picket fence, lawn with flower beds and shrub boundary.



Tenure - Freehold

The property provides spacious and versatile accommodation throughout, centred around a superb large kitchen/dining room fitted with a range of integrated appliances. A striking bay window fills the space with natural light, while a door leads directly out to the garden, creating an ideal setting for both family living and entertaining.

The substantial living room features an attractive fireplace as its focal point, completed by elegant bay windows and sliding doors opening onto the rear garden. Double doors connect through to the sitting room, allowing for flexible open-plan living if desired. Additional ground floor accommodation includes a study, perfect for home working, together with a practical utility room offering further access to the garden.





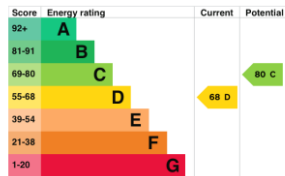
Externally, the secluded rear garden enjoys a high degree of privacy and has been thoughtfully landscaped with a raised patio area, established lawn, mature planted borders. There are two storage sheds, a log store, timber fencing and gated access to the front on both sides.

Upstairs, the generous principal bedroom benefits from a walk-in wardrobe and a modern en-suite shower room. There are four further well proportioned bedrooms, providing ample space for family and guests. The bathroom has a bath as well as a separate large shower cubicle.

The property owns the grass verge opposite with an additional parking space adjacent.



Directions: From our offices turn right and first left into High Street, continue down Station Road which turns into Wantage Road and over the mini roundabout onto A4130, after 2.6 miles turn left onto Sires Hill, continue onto B4016 for 3.3 miles then left onto High Street for 0.4 miles then turn left into Courtenay Close where the property will be found on the left hand side.



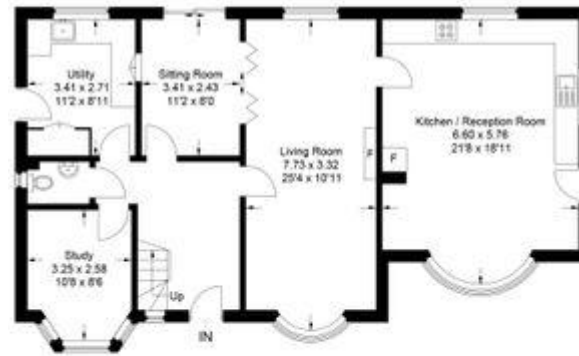
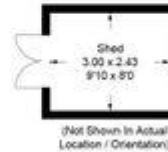
Approximate Gross Internal Area (Excluding Void)

Ground Floor = 96.2 sq m / 1,035 sq ft

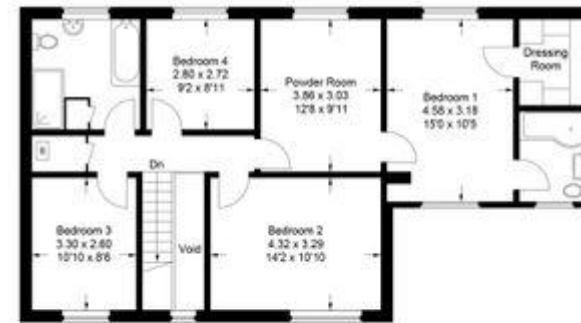
First Floor = 83.4 sq m / 898 sq ft

Sheds = 14.4 sq m / 155 sq ft

Total = 194.0 sq m / 2,088 sq ft



Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

