



37 Sunningwell, Abingdon OX13 6RD



37 Sunningwell

Attractive and very spacious four-bedroom, double fronted house, offering superbly presented accommodation throughout, featuring three generous reception rooms including a study, flexible dining/family room and delightful living room situated in a desirable location within the heart of this small and highly sought after village, close to the nearby thriving Abingdon town and historic Oxford City

37 Sunningwell enjoys a truly delightful setting at the heart of one of the area's most attractive and sought-after villages. The village is characterised by a charming collection of predominantly period properties, creating a picturesque and welcoming environment. Local amenities include a well-regarded public house, a primary school, and a historic church, all contributing to a strong sense of community. The property is conveniently located just approximately 2 miles from Abingdon town centre, while the historic city of Oxford—renowned for its extensive shopping, dining, and cultural attractions—is only around 6 miles away. For commuters, the nearby village of Radley provides a railway connection to Didcot Parkway, offering a direct service to London Paddington in approximately 45 minutes.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 3

Council Tax Band: D Tenure: Freehold EPC: C





Key Features

- Large and welcoming entrance hall leading to cloakroom
- Three generous reception rooms including a study, flexible dining/family room and delightful living room enhanced by double doors opening directly onto the rear gardens
- Impressively refitted kitchen, designed in an open plan arrangement with the spacious dining area benefitting from being double aspect with a further set of double doors leading to the rear gardens
- Large first floor master bedroom enjoying attractive open countryside views and includes an en-suite shower room
- Three further bedrooms, two of which are generous doubles, featuring fitted double wardrobe cupboards - served by spacious family bathroom
- Generous landscaped front gardens providing ample parking for multiple vehicles
- Low maintenance rear gardens predominantly paved, creating private and inviting seating areas, all enclosed by mature trees, shrubbery and fencing









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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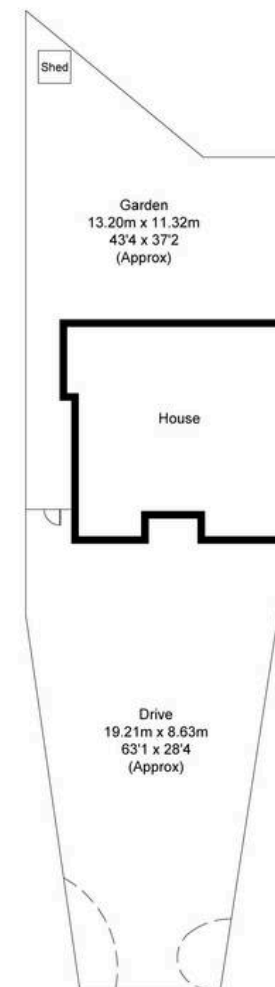
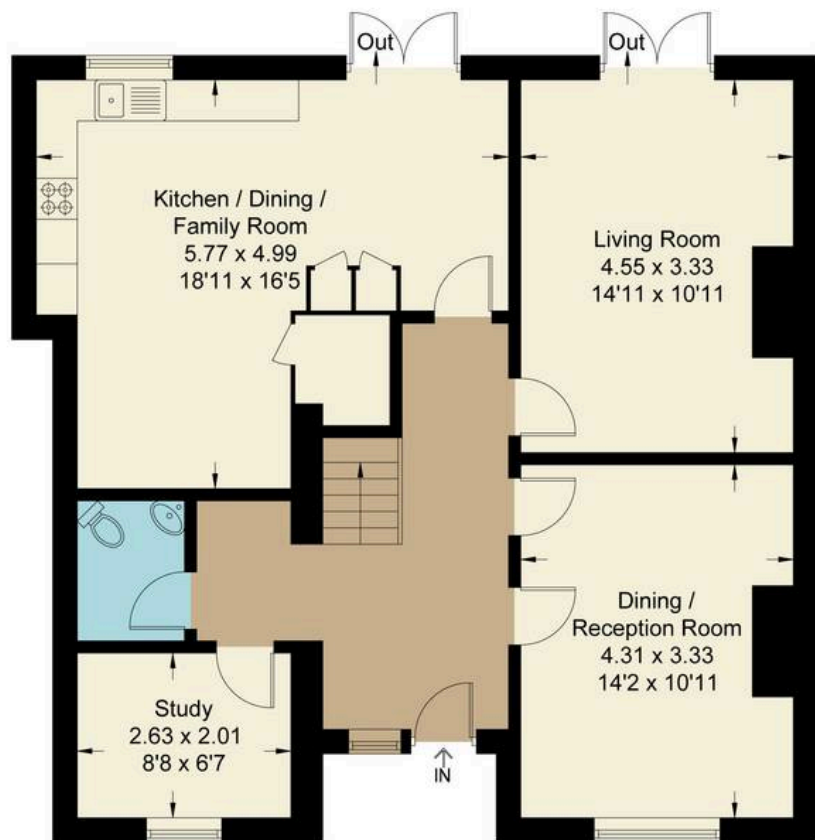




Sunningwell, OX13

Approximate Gross Internal Area = 143.70 sq m / 1547 sq ft

For identification only - Not to scale



Ground Floor

First Floor

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