



Warbler View, Sutton Courtenay, OX14 4GD  
£420,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated within the highly sought-after village of Sutton Courtenay on a small housing development is this double fronted three bedroom family home.

The property features a stunning open-plan kitchen/dining room and an equally impressive living room with French doors opening out to the landscaped rear garden. On the first floor you will find three well-proportioned bedrooms with the added benefit of an en-suite to the principal bedroom, as well as a family bathroom.

The property has also benefited from an array of upgrades by the current owners including integrated appliances and Peninsula breakfast bar in the kitchen/dining room, engineered Herringbone flooring and large tiled flooring within the kitchen.

Located in the wonderful countryside village of Sutton Courtenay, Orwell Park is home to a development of 2, 3, 4, and 5 bedroom homes perfect for families of all ages and sizes.





## Key Features

- Within its 10 year NHBC warranty
- Landscaped rear garden with raised decking and raised mature flower beds
- En-suite shower room to principal bedroom
- Driveway tandem parking for two vehicles
- Dual aspect windows throughout the majority of the accommodation
- Utility and cloakroom
- Council Tax Band D
- EPC Rating: B

## The Location

Sutton Courtenay is a beautiful historic village that has all the amenities you could possibly require right on your doorstep. It is home to four pubs, a small grocery store and post office on the high street. Furthermore with local schools accommodating for children of all ages nearby Orwell Park is ideal for growing families.



Thomas Merrifield and their clients give notice that:

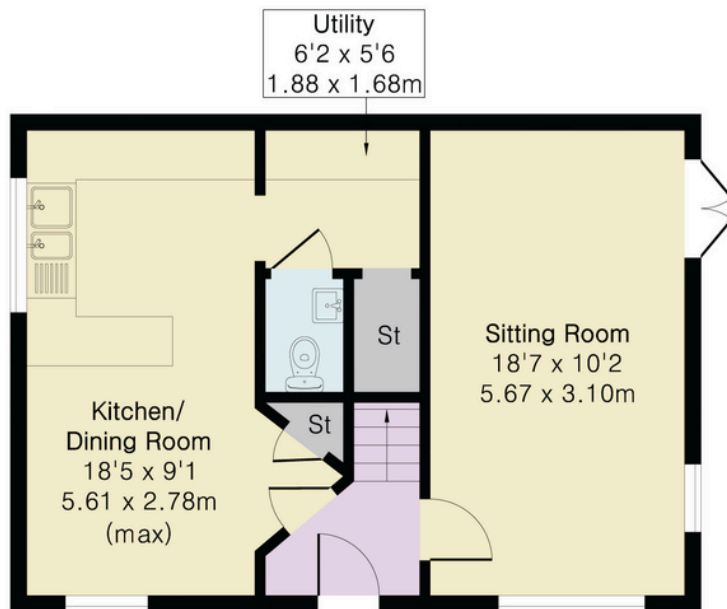
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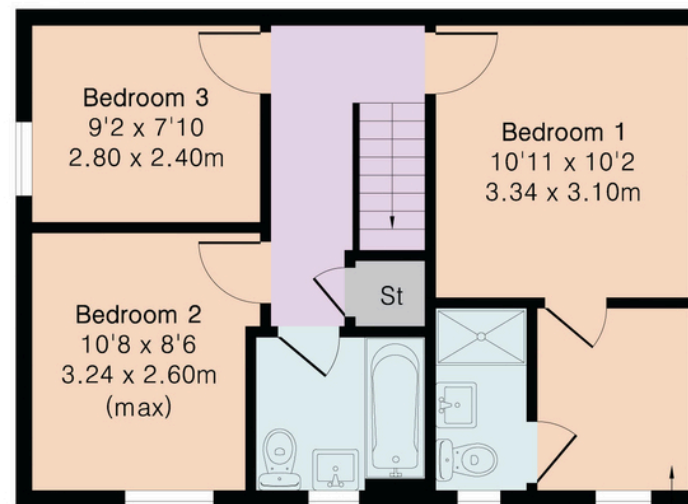
## Approximate Gross Internal Area 978 sq ft - 90 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 489 sq ft – 45 sq m



Ground Floor



First Floor

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