



Oliver  
James



High Street,  
Sutton Courtenay,  
Abingdon, OX14 4AX

**£178,000** Share of Freehold

### Description

A stylish ground floor apartment with its own private entrance and benefit of a share of the freehold in this popular South Oxfordshire village..

There are two bedrooms, one double smaller one that works well as an home office or study.

The well fitted kitchen with built-in oven and hob is open plan to the sitting room which has a bay window overlooking the front elevation.

There are efficient wi-fi controlled electric heaters and the property is double glazed. To the front of the property there is an allocated space to park and to the rear a small courtyard.

This apartment would suit first-time buyers, downsizers, or investors looking for a low-maintenance home in a convenient location.





### Location

The village of Sutton Courtenay is approximately 3 miles south of the market town of Abingdon and c.10 miles from the city of Oxford.

The village has many fine period houses, its own parish church, primary school, public houses and shops. There is an excellent choice of both state and independent schools for all ages in the area plus The Europa School at neighbouring Culham.

The village is well placed for Didcot Parkway (3.2 miles) with a fast service to London Paddington c.35 minutes and the A34 road network is within easy reach. Milton Park is a short cycle ride away.

### Agent Notes

The property owns a share of the freehold and the lease has 104 years remaining and is situated on the ground floor of the building. Service charge £1373 p/a. No ground rent payable

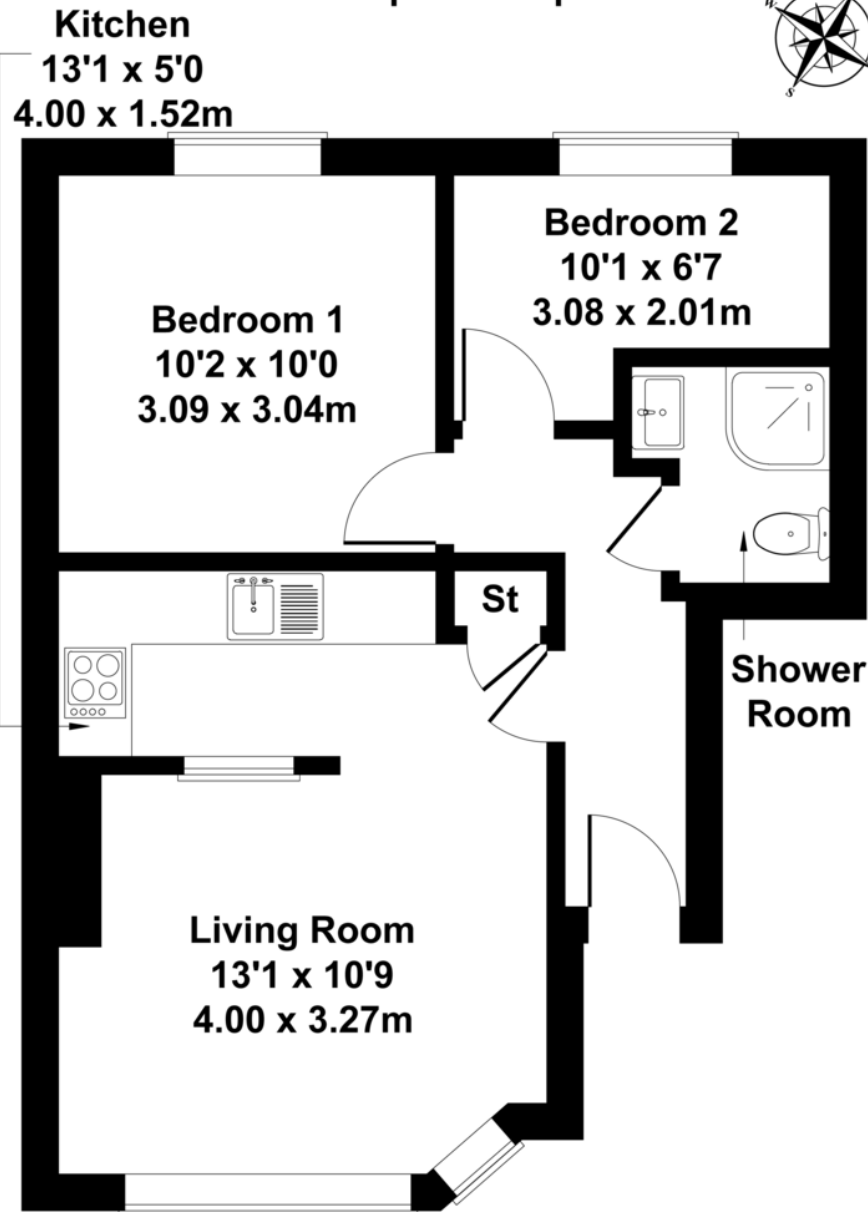
Mains water, drainage and electricity connected.

Council tax band B Vale White Horse DC and EPC rating D.

The property has not flooded in the last 5 years.



**Approximate Gross Internal Area**  
463 sq ft - 43 sq m



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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