



44a, High Street, Sutton Courtenay OX14 4AP



# Wharfedale

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Wharfedale is an exceptional and highly individual four-bedroom detached family residence, offering spacious and versatile accommodation thoughtfully arranged over three floors. This impressive home provides a flexible layout ideally suited to modern family living, with well-proportioned rooms and an abundance of natural light throughout. Further enhancing its appeal are the generous and particularly attractive west-facing rear gardens, perfect for outdoor entertaining and enjoying afternoon and evening sun. Occupying a delightful non-estate position, the property is enviably located in the very heart of one of the area's most sought-after villages, combining a sense of privacy with convenient access to local amenities and transport links.

Wharfedale, is situated in a delightful conservation area within the heart of one of the areas most sought after villages, offering easy access to the village's wide range of amenities which includes shops, general store, newsagents, churches, several good public houses and excellent primary schools, one being the Europa school in the nearby village of Culham. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns and villages. The property is well-placed for Abingdon town (circa. 3 miles), Oxford (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junctions 8 or 9 and the M4 junction 13 at Newbury. Didcot mainline railway station provides a direct line to London, Paddington for commuters.

Bedrooms: 4 Bathrooms: 3 Reception Rooms: 3

Council Tax Band: F Tenure: Freehold EPC: TBC





## Key Features

- Large and inviting entrance hall leading to cloakroom
- Impressive double aspect living room featuring an attractive central fireplace and double doors opening on to the west facing rear gardens
- Well equipped kitchen partly open plan to the dining/family room, complemented by separate utility room
- Delightful and very spacious double aspect, dining/family room (with electric underfloor heating) providing attractive views over the west facing rear gardens, with double internal doors to the study
- Light and airy landing leading to a generous principal bedroom with built-in wardrobes and an en-suite shower
- Principal bedroom with built-in wardrobes and an en-suite shower room
- Two further first floor bedrooms and a family bathroom
- Top floor landing provides direct access into a large walk-in roof space, offering excellent and easy accessible storage
- A substantial top floor double aspect double bedroom with attractive elevated views, complemented by a separate bathroom, making it ideal as a guest suite or independent space for older children
- Front gardens providing ample off street parking for several vehicles leading to garage with an electronically operated door, in addition to a useful carport.
- Attractive west facing rear gardens incorporating patio and extensive lawn, partly framed by charming stone walling and enclosed by a combination of fencing, trees and mature shrubs, affording high degrees of privacy.









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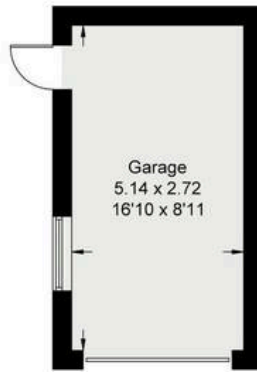
# High Street, OX14

Approximate Gross Internal Area = 185.20 sq m / 1993 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 199.20 sq m / 2144 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

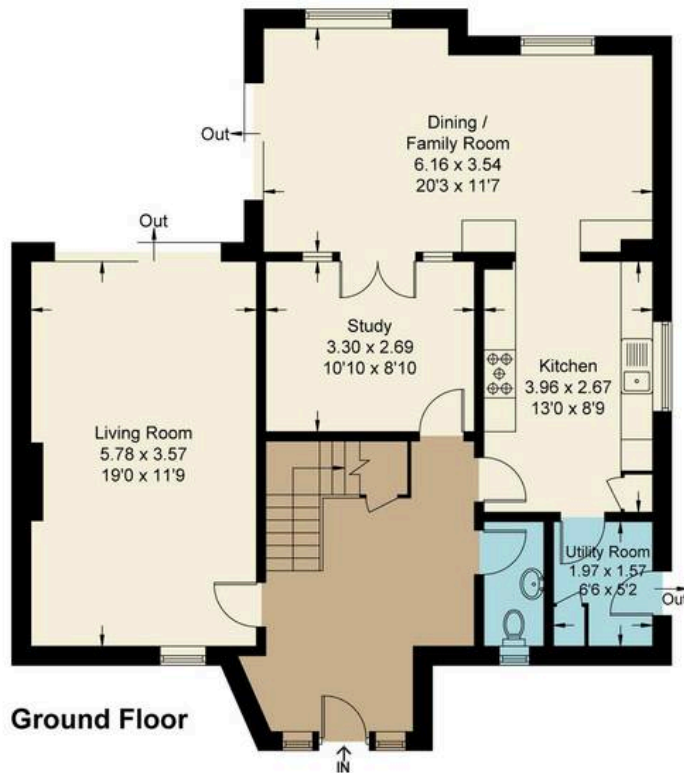
= Restricted Head Height



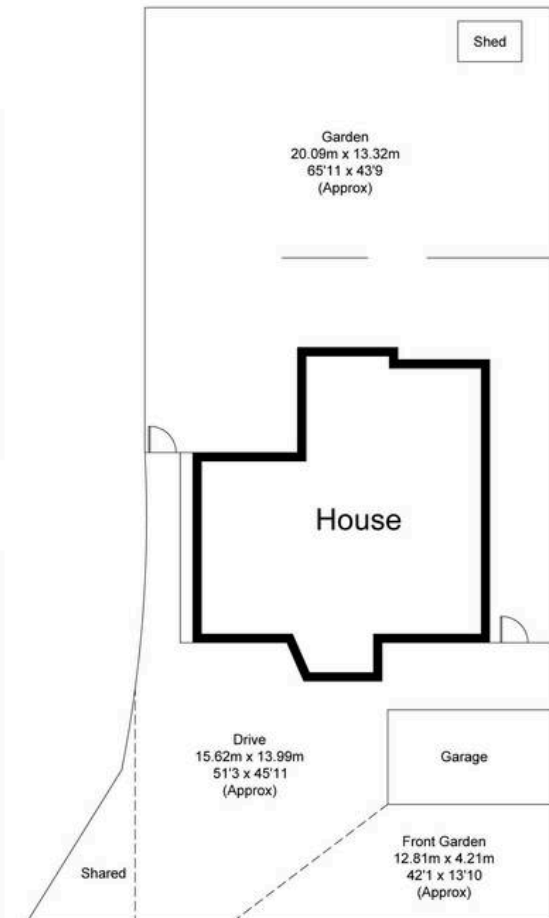
Second Floor



First Floor



Ground Floor



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