



85 High Street, Sutton Courtenay OX14 4AT

85 High Street

Spacious older style two bedroom detached bungalow, recently modernised by the current owners and well situated within the heart of one of the areas most popular villages, complemented by large mature rear gardens offering high degrees of privacy and excellent potential to substantially extend the existing accommodation.

85 High Street is situated in a delightful non-estate location in the heart of the village. Sutton Courtenay is an attractive Thameside village offering a good variety of shops, including a general store, post office, newsagents, several public houses, primary school, church and garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot, which provides a mainline station with a direct line to London Paddington for commuters.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Key Features

- Entrance hall leading to double aspect living room with feature fireplace
- Open plan refurbished kitchen with fully integrated appliances including fridge, freezer and dishwasher and dining room overlooking the rear gardens
- Two spacious double bedrooms complimented by replacement family bathroom and separate utility room
- Large mature 92' x 39' rear gardens featuring extensive lawn area – providing excellent potential to extend the existing accommodation
- Front gardens providing hard standing parking facilities leading to detached garage
- Double glazed windows, gas radiator central heating with recently replaced efficient combination boiler



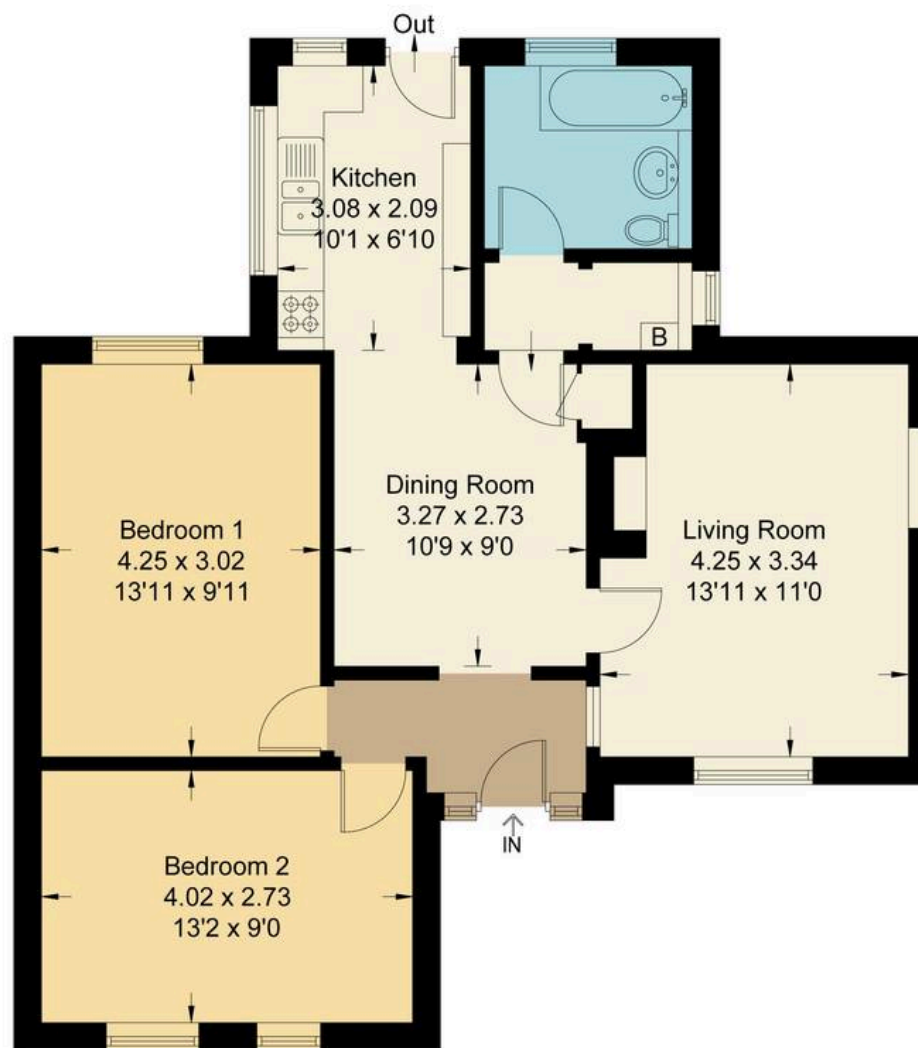
High Street, Sutton Courtenay, OX14

Approximate Gross Internal Area = 66.70 sq m / 718 sq ft

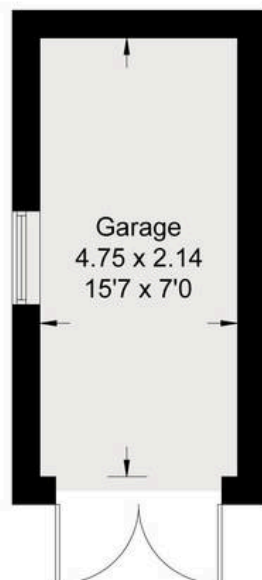
Garage = 10.20 sq m / 110 sq ft

Total = 76.90 sq m / 828 sq ft

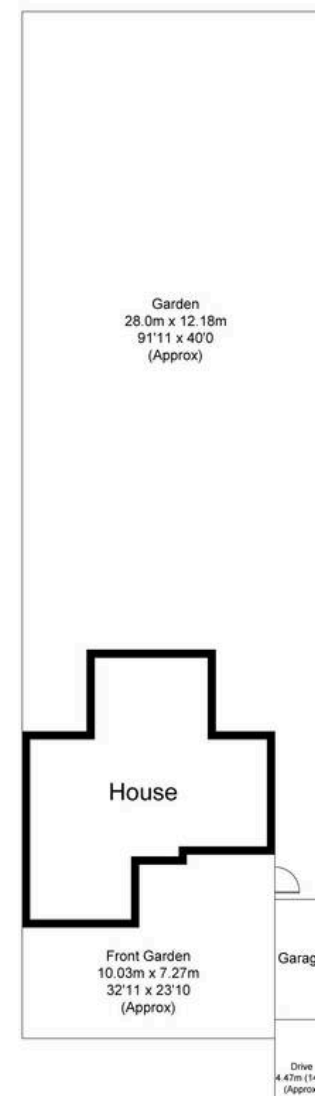
For identification only - Not to scale



Ground Floor



(Not Shown In Actual Location / Orientation)



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