



12 Barretts Way, Sutton Courtenay OX14 4DE



12 Barretts Way

Situated on a generous corner plot within this highly sought after Oxfordshire village, a substantially extended four bedroom, two bathroom family home complete with both driveway to the front and separate driveway and oversized garage to the rear.

Sutton Courtenay is an attractive Thames-side village offering a good variety of shops, including 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 and Oxford city centre. Useful distances include Wallingford (circa. 10 miles), Didcot (circa. 4 miles), Wantage (circa. 8 miles), Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Bedrooms: 4

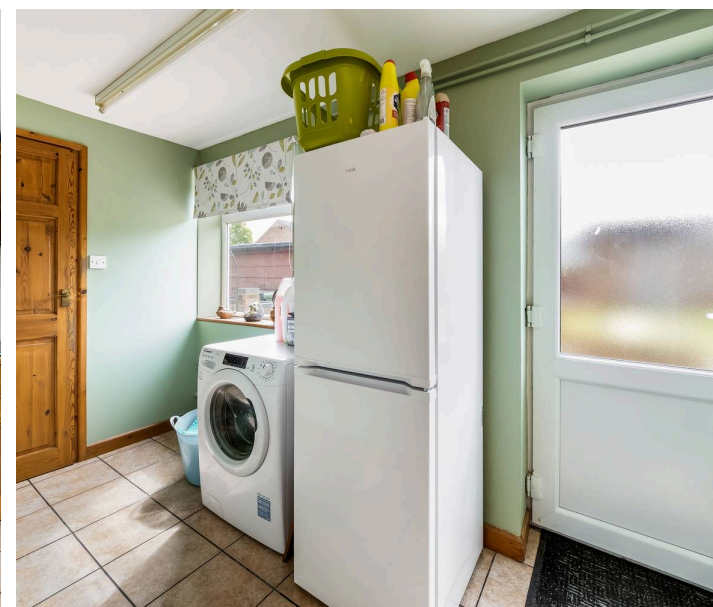
Bathrooms: 2

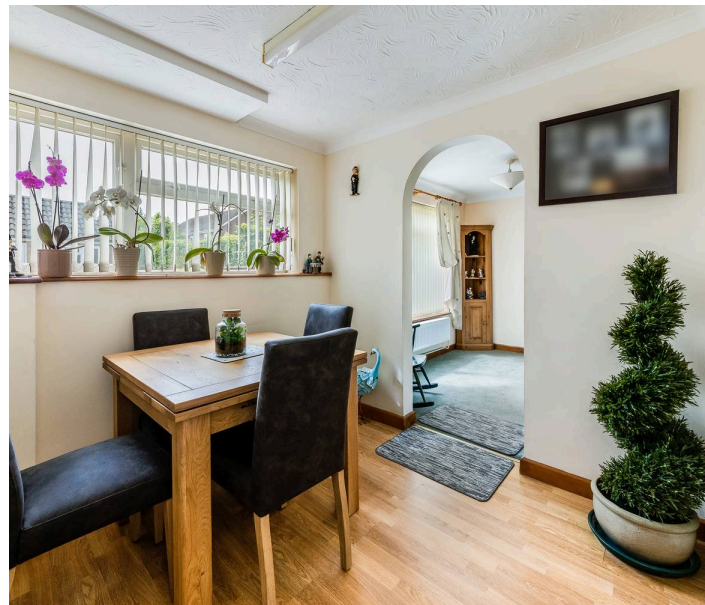
Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: C





Key Features

- Generous entrance with storage and stairs rising to the first floor
- Double aspect 19' 5" living room with views over the rear garden. The living room flows through into a separate dining room to the rear aspect, the dining room in turn leads through to both the kitchen and utility room
- Spacious, wonderfully light, double aspect kitchen/dining room. A large room which could comfortably be re-modelled to provide an open-plan kitchen/dining/informal living space
- Separate utility Room with downstairs WC
- To the first floor are four well proportioned bedrooms arranged around a generous landing. The property benefits from two separate bathrooms, both to the first floor.
- Block paved driveway parking for multiple vehicles
- Sizable south facing rear garden with gated access to the rear driveway and door through to single garage with up and over door, window and pitched roof









BRITISH
PROPERTY
AWARDS

2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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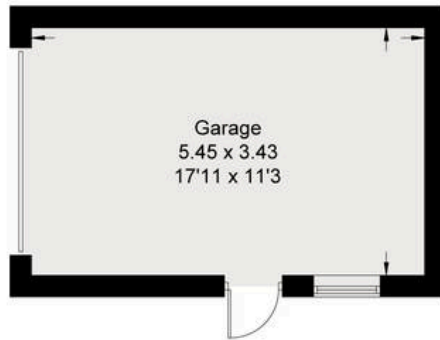
Barretts Way, OX14

Approximate Gross Internal Area = 121.80 sq m / 1311 sq ft

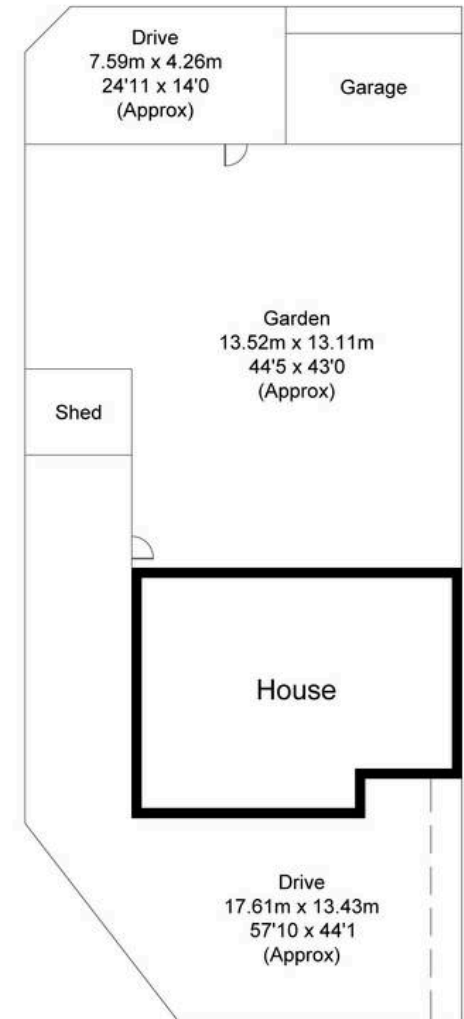
Garage = 18.70 sq m / 201 sq ft

Total = 140.50 sq m / 1512 sq ft

For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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