



11 The Hawthorns, Sutton Courtenay, OX14 4GA

Offers In Excess Of £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

The property enjoys an attractive outlook over a nearby playpark, making it particularly well suited to family living, and benefits from just under 1,000 sq ft of internal space. On the ground floor, there is a welcoming entrance hall leading to a spacious lounge with patio doors opening directly onto the rear garden. To the opposite side of the home is a superb kitchen/dining room, featuring a breakfast bar, ample worktop space, and a separate utility area.

Upstairs, the property continues to impress with a generously sized principal bedroom spanning the full width of the house, complete with an en-suite shower room. There is a further well-proportioned double bedroom, along with a larger-than-average single bedroom.

To the rear, the west-facing garden offers a combination of lawn and patio areas, creating an excellent space for entertaining and family use. The garden also benefits from a substantial shed, providing excellent storage. Off-road parking for two vehicles is accessed to the rear of the property, beyond the garden.



Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with O2, Three & Vodafone. Sky & BT are also available. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Information relating the right of way and/or covenants, please call the agent.



## Key Features

- Three bedroom family home in popular village location
- Prominently positioned overlooking development park
- Open plan kitchen/dining area with breakfast bar
- Utility room for convenience
- West facing rear garden and off-road, allocated driveway parking
- EPC: Rating: B
- Council Tax: D

## The Location

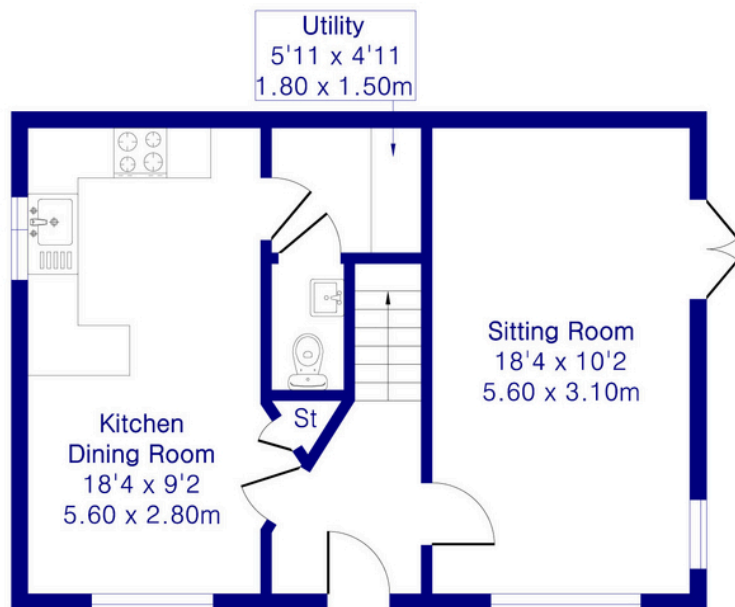
The Hawthorns is a residential address located in Sutton Courtenay, a well-established village in Oxfordshire, England. The area sits just south of Abingdon and is close to the River Thames, offering a largely rural village setting while still being within easy reach of nearby towns such as Didcot, Abingdon, and Oxford.

Sutton Courtenay itself is known for its mix of period homes and newer residential developments, with local amenities including village pubs, a primary school, and community facilities. The surrounding countryside provides walking routes and open green spaces, while road links via the A34 connect the village efficiently to the wider Oxfordshire region and the M4 and M40 corridors.

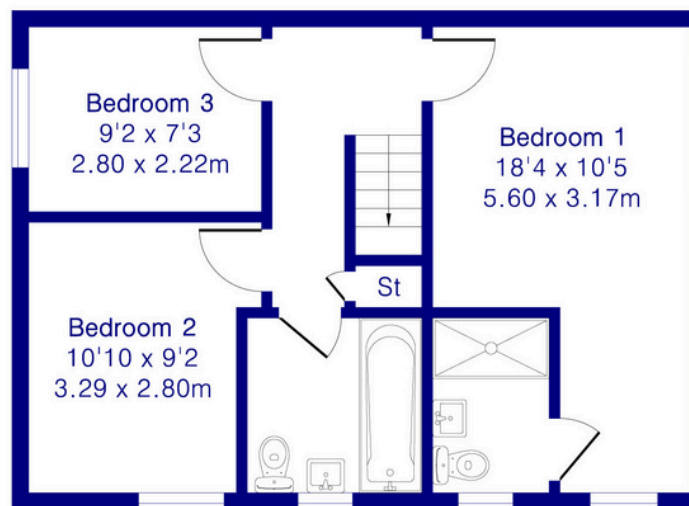
## Approximate Gross Internal Area 960 sq ft - 90 sq m

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 480 sq ft – 45 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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