



Milton Road, Sutton Courtenay, OX14 4BS

Guide Price £650,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Ground Floor

The ground floor features a functional and expansive layout, centred around a modern refitted kitchen with cream shaker-style units, integrated appliances, and a central breakfast island. This space flows directly into a substantial Sitting/Dining/Family Room, which is further extended by a large conservatory overlooking the garden. A front-facing reception room with a bay window provides a versatile additional space, while the inclusion of underfloor heating, a separate utility room, and a ground-floor wet room adds to the property's practicality. Internal access to the garage is also available from the main hallway.

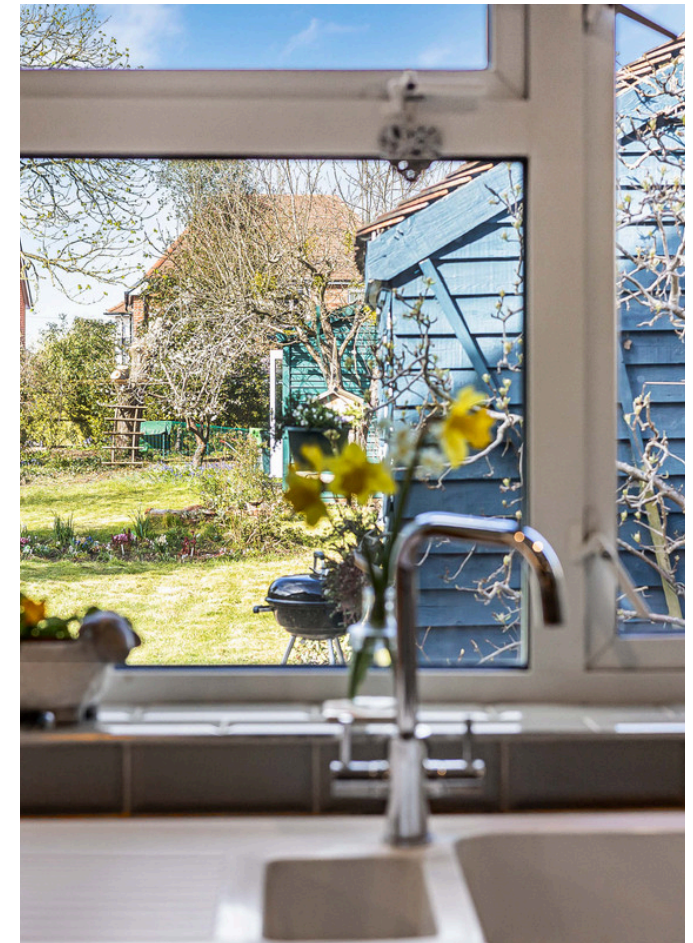
First Floor

The upper level provides four well-proportioned bedrooms, maintaining the property's generous footprint. The layout is well-suited for a family, with the largest front-facing bedroom spanning the entire width of the house. These rooms are served by a recently updated family bathroom finished with contemporary tiling and modern fixtures. Large windows and strategically placed skylights ensure the landing and bedrooms are well-lit, contributing to a sense of space throughout the floor.



Externals

The property is set back from the road behind a large block-paved driveway offering ample off-road parking. To the rear, the private garden is laid mainly to lawn with mature borders and a paved patio area for outdoor seating. A key feature of the external space is the detached Summer House, which is equipped with light and power, making it suitable for use as a home office, gym, or studio. The property balances a high standard of internal finish with versatile outdoor space and significant overall square footage.



Key Features

- Over 2,800 sq ft of versatile living space across two floors.
- Featuring cream shaker-style units and a central breakfast island.
- Large Sitting/Dining Room complemented by a bright conservatory.
- Front-facing additional versatile reception room with a bay window.
- Recently updated family bathroom and a practical ground-floor wet room.
- Versatile outbuilding equipped with light and power for a gym or studio.
- Private rear garden with a large patio and a spacious block-paved driveway.
- Features a separate utility room, internal garage access, and the comfort of underfloor heating.
- EPC Rating D - Council Tax Band D



The Location

Milton Road is situated in the heart of Sutton Courtenay, one of Oxfordshire's most historic Thames-side villages. The location offers a quintessential village lifestyle with a picturesque green, highly-regarded gastropubs, and scenic walking routes along the river. Families are well-served by a choice of local primary schools and are within easy reach of the prestigious independent and state secondary options in nearby Abingdon.

The property is exceptionally well-placed for professional connectivity, located just minutes from Milton Park. Excellent transport links include Didcot Parkway, less than three miles away, providing direct rail services to London Paddington in approximately 40 minutes. With easy access to the A34 connecting to Oxford and the M4, this location perfectly balances rural charm with modern accessibility.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Single garage & private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

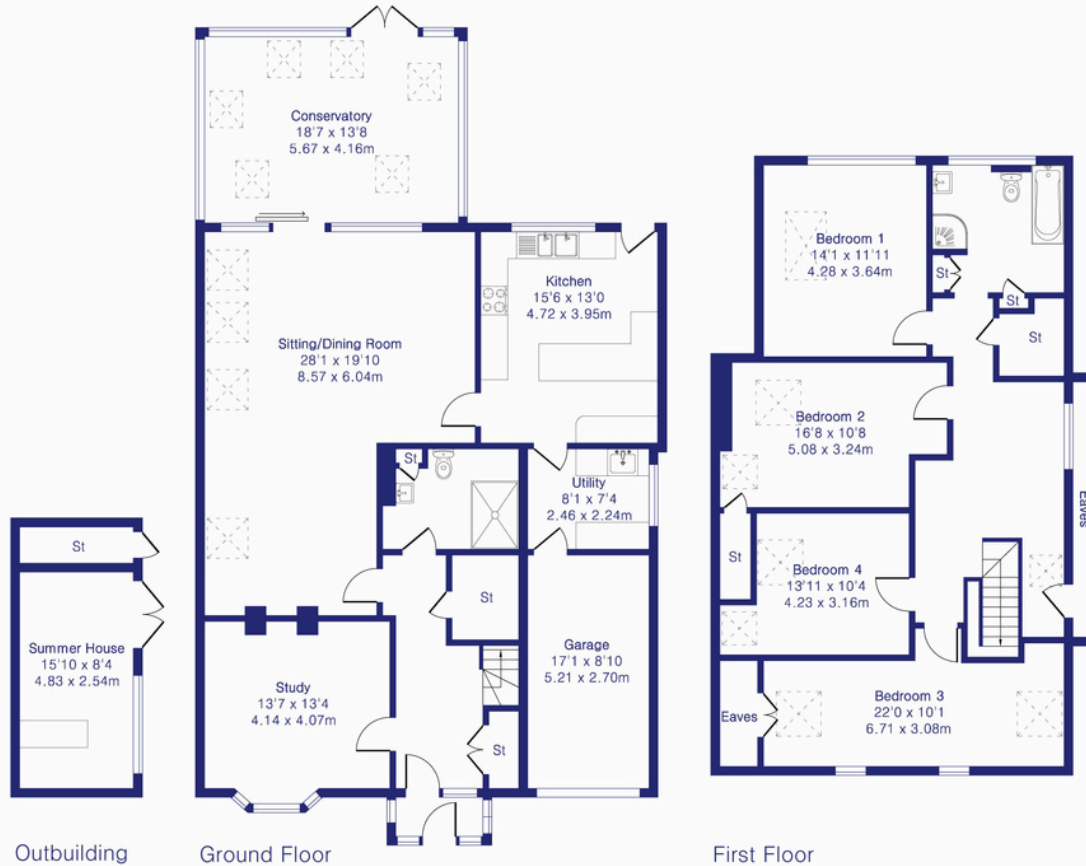


Approximate Gross Internal Area 2674 sq ft - 249 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 1632 sq ft – 152 sq m

First Floor Area 1042 sq ft – 97 sq m

Outbuilding Area 159 sq ft – 15 sq m



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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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