

Milton Road, Sutton Courtenay, OX14 4BS

Offers In Excess Of £525,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Situated in the sought-after village of Sutton Courtenay is this detached three-bedroom property offering spacious and versatile accommodation complete with a sizeable rear garden.

The sizeable and nicely presented internal accommodation includes three double bedrooms with the largest bedroom to the top floor being accompanied by an en-suite shower room, refitted modern family bathroom, large family sitting room with fitted log burner and kitchen/dining room.

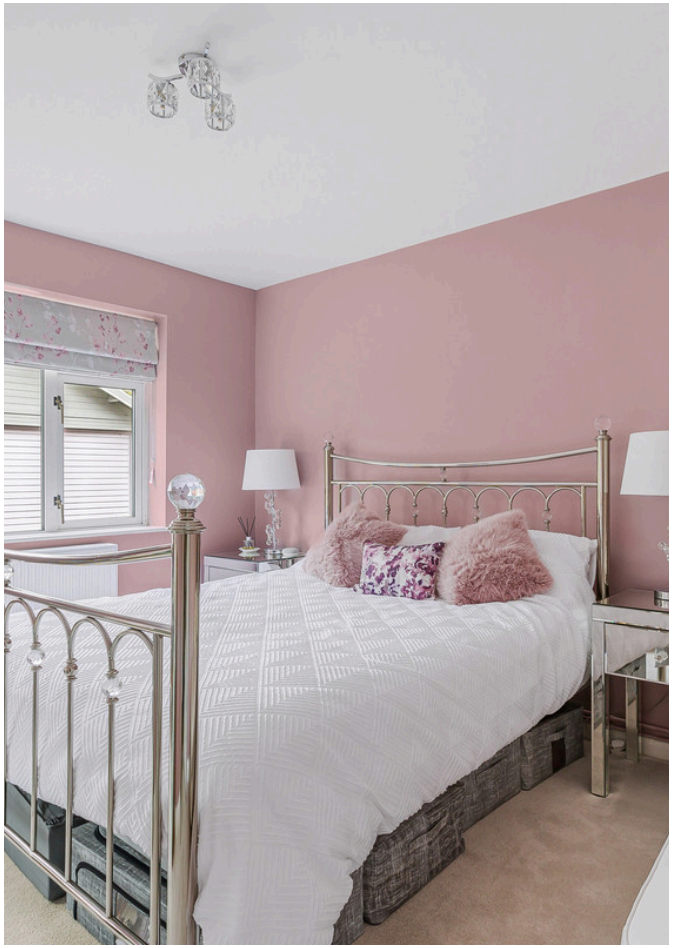
The current owners have undertaken a significant amount of internal renovation throughout however, the property provides an exciting opportunity for a new owner to further personalise and improve the accommodation to their own requirements., if desired.

Externally, the property benefits from a large, mature rear garden containing an array of shrubbery and fruit trees. Additionally, and accessible via the rear garden is a self-contained garden room complete with shower room and full power and lighting; offering ideal work from home space or studio.

Adjoining the garden room is a sizeable single garage with full power and light, accessed via the ample driveway, which offers off-street parking for multiple vehicles.







Key Features

- Detached chalet bungalow with principle bedroom & en-suite occupying the entire first floor
- Purpose built garden room ideal for home office or studio complete with shower room
- Stylishly refitted family bathroom
- Sizeable and matured rear garden laid to graveled seating area, lawn and mature shrub lined borders
- Ample off street parking
- Gas central heating
- Council Tax Band: D
- EPC Rating: D







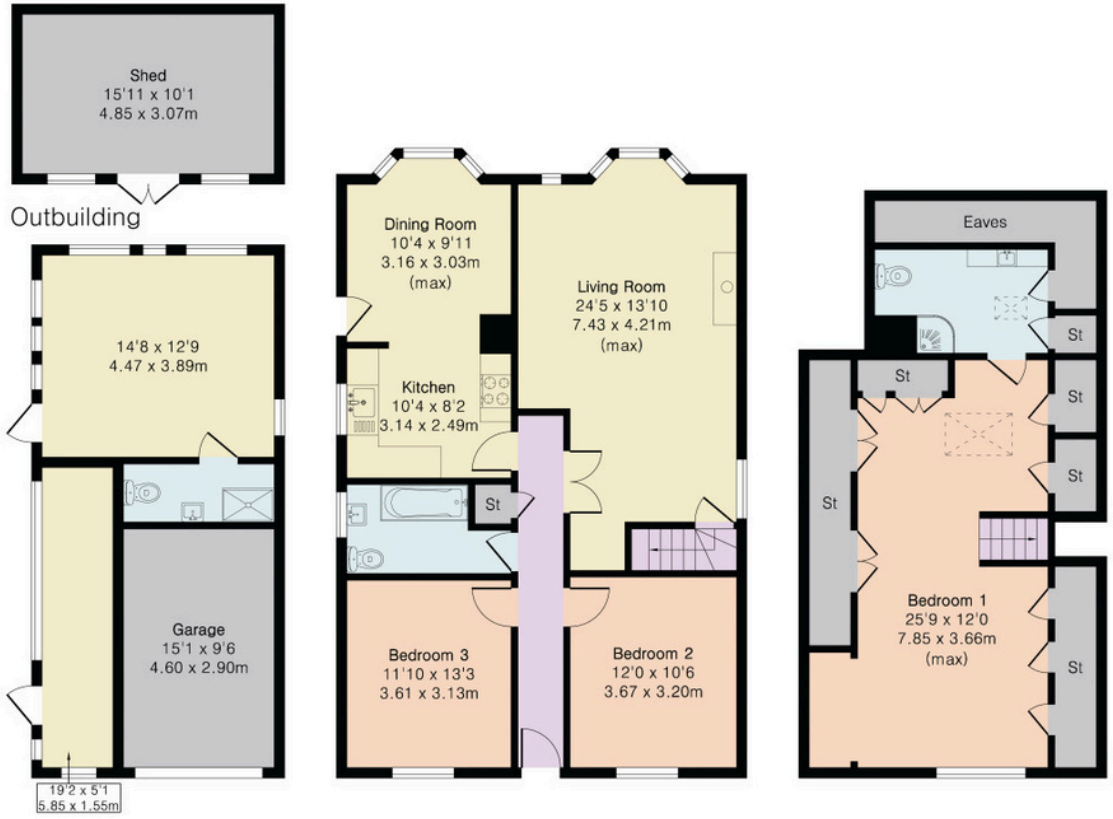
The Location

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.

Material Information: Mains gas/electricity/water/drainage are connected. Gas central heating. Single garage & private driveway. 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. 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 1464 sq ft - 136 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 922 sq ft – 86 sq m
First Floor Area 542 sq ft – 50 sq m
Garage Area 475 sq ft – 44 sq m
Outbuilding Area 160 sq ft – 15 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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