



42 Asquith Park
Sutton Courtenay, Oxfordshire,
OX14 4FL



JAMESGESNER
- ESTATE AGENTS -



**42 Asquith Park
Sutton Courtenay
Abingdon
OX14 4FL**

GUIDE £585,000 FREEHOLD



Attractive and very spacious Redrow built four bedroom detached family home, offering many features including 25' open-plan "lifestyle" room with double doors to the landscaped rear gardens. Well-situated towards the edge of this small, select village development.

Accommodation comprises; storm porch, entrance hallway, cloakroom, 16' lounge, 25' fully integrated open plan kitchen/dining room with doors to the rear, utility room with side door, generous landing leading to four bedrooms (three doubles and a single with built in wardrobes in all doubles), en-suite to the master and a family bathroom. There is a block paved drive to the front providing parking for two cars leading to a single detached garage. The rear garden is mainly laid to lawn with a patio and decking area.

Sutton Courtenay is ranked by the Sunday Times as being one of the top 50 most commutable villages in the UK and by The Daily Telegraph as being one of the top 25 most idyllic villages to live in. It is one of the oldest and most interesting parishes in the south east of Oxfordshire on the south bank of the River Thames. It offers a number of amenities including a parish church dating from Norman times, two local shops and two public houses near the village green in addition to the highly regarded 'Fish' restaurant. A focal point of the charming village are the many fine historic houses such as The Manor House, The Abbey and the Norman Hall.



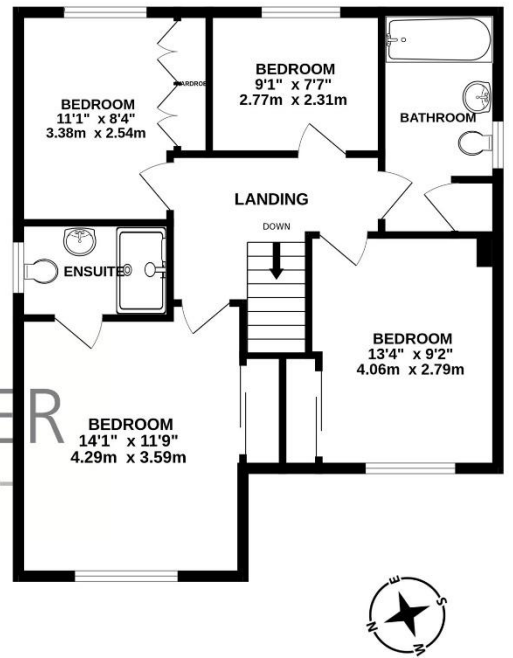
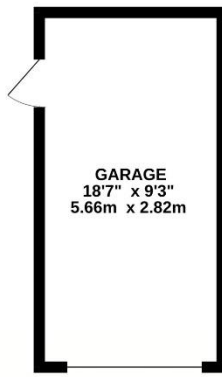
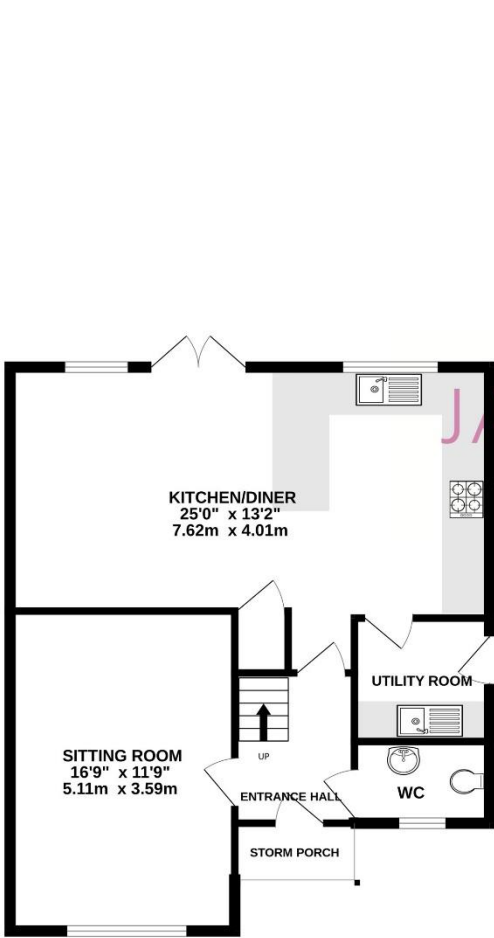
There is an excellent choice of both private and state schools nearby including Radley College, Cothill, Chandlings Manor, Our Lady's Convent, Abingdon School, St Helen's & St Katherine's, The Manor Preparatory in Abingdon, The European School at Culham, Headington School, St Edwards, Oxford High School and the Dragon School.



Please note - this property carries a service charge for the professional upkeep of the development, last year being £323 in total. This is reviewed annually.

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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