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3 HIGH VIEW COURT, SUTTON COURTENAY, ABINGDON, OXFORDSHIRE, OX14 4GZ



- **Superb Contemporary Family Home**
- **Six Double Bedrooms, Three En-suites**
- **Fabulous Kitchen/Entertaining Area**
- **Over 3600 sqft of Luxurious Accommodation**
- **Garden enjoys Open Countryside Views**
- **Didcot Parkway Train Station just 3 Miles**

Offers in Excess of £1,250,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

Wow this immaculate spacious family home is one of only three, five-bedroom detached homes located in a private gated community within the delightful village of Sutton Courtenay. This modern family home has been finished to the highest standard and offers spacious accommodation of over 3,600 sqft including the Annexe sitting over the double garage. The generous and flexible accommodation is arranged over three floors, the property has been well thought through with elegant high ceilings and a light and bright feel throughout. The property occupies a generous plot, approximately 0.41 of an acre which wraps around all sides of this family home and offers a good degree of privacy with several semi mature trees. There is an extensive patio adjacent to the house with a large expanse of lawn beyond. A substantial block paved driveway with gravelled areas to the side and rear of the double garage provide excellent off-road parking for several vehicles. Viewings are strongly recommended. EPC Rating B.

LOCAL INFORMATION

Sutton Courtenay is a historic and charming village renowned for its good commuter links and proximity to Oxford. The village is mentioned in the Domesday book of 1086 and has a number of Saxon sites nearby. Abingdon (3 miles) has many highly regarded schools, amenities include pubs and restaurants, gyms, a leisure centre, Waitrose, and a 7th Century Abbey with beautiful grounds. Sutton Courtenay is well placed for transport links, with the A34 (2 miles) providing access both north and south. Didcot Parkway mainline train station is just 3 miles away with a fast link to Paddington in approximately 37 minutes and trains to Oxford (10 miles) in 12 minutes. The 12th Century village church of All Saints is the final resting place for both the former Prime Minister, Herbert Asquith, and the author George Orwell. For more information, visit <https://suttoncourtenaynews.co.uk>.



ACCOMMODATION

Spacious and welcoming entrance hall with stairs leading up and doors off to, home office, cloakroom, storage cupboard and utility room, double doors lead into the fabulous kitchen/dining room with Bi-folds doors opening out into the rear garden, off the entrance hall another set of double doors leading into the spacious light & airy lounge with another set of Bi-fold doors opening into the garden. The first floor offers four double bedrooms with two En-suite shower rooms and modern family bathroom plus generous landing area with balcony overlooking the entrance hall. The second floor offers a further two double bedrooms with En-suite shower room and ample eave storage cupboards running right across the top floor.

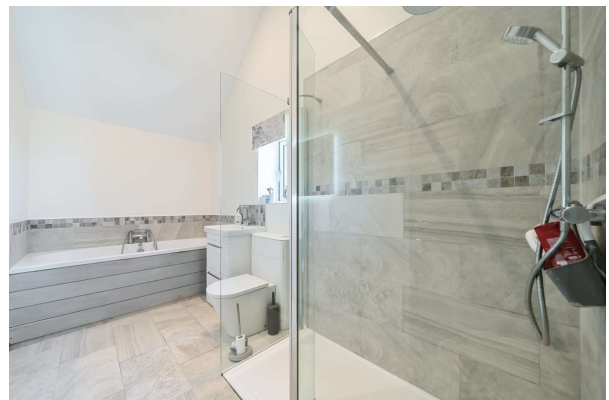
OUTSIDE SPACE

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LOCAL AUTHORITY and SERVICES

Vale of the White Horse, Council Tax Band G. All mains connected. Gas fired central heating.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

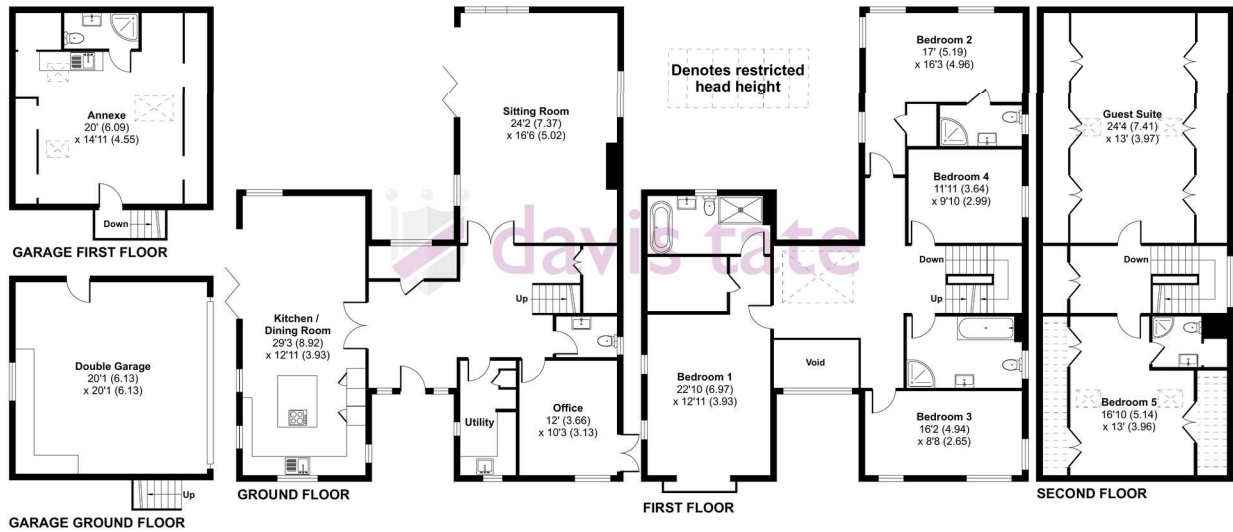
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 3339 sq ft / 310.1 sq m (excludes void)
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Garage = 864 sq ft / 80.2 sq m
Total = 4289 sq ft / 398.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1116894