



**High Street**  
Sutton Courtenay

**Carter Jonas**

## 114-116 HIGH STREET SUTTON COURTENAY OX14 4AX

\* Three bedroom cottage with a self contained 1 bedroom annexe \* Westerly facing gardens \* Generous garaging \* Additional outbuilding \* Well located village

### DESCRIPTION

This delightful period home combines character features with flexible modern living with a self-contained annexe. The ground floor in the main house is well arranged with a spacious entrance hall, living room, a stylishly fitted kitchen/dining room with central island, a study and there is also a cloakroom. On the first floor, the main cottage provides three well-proportioned bedrooms and a family bathroom. The self-contained annexe, provides excellent potential for multi-generational living, guest accommodation or income generation (subject to any necessary consents), and provides a kitchen, sitting room, double bedroom and bathroom. Subject to consents, the annexe accommodation could be incorporated into the main accommodation to provide a single family dwelling. Externally, the property is set within established gardens, mainly laid to lawn with mature planting and a timber covered pergola, offering a pleasant outlook and a good degree of privacy. There is ample driveway parking, a substantial double garage, a further garage/store, and an additional outbuilding, providing excellent storage or workshop potential. With its characterful thatched roof, exposed beams, and flexible layout including annexe accommodation, this appealing home offers a rare opportunity to acquire a quintessential country cottage with modern versatility.

### LOCATION

The property is situated in a prime position within the village which is itself conveniently located midway between Abingdon and Didcot. The village is steeped in history and is home to many historic buildings including the Norman Hall Manor House and the Abbey and the village has also been home to some famous residents in

**A CHARMING AND SUBSTANTIAL THATCHED COTTAGE, OFFERING OVER 2,000 SQ FT OF VERSATILE ACCOMMODATION, COMPLEMENTED BY A SELF-CONTAINED ONE-BEDROOM ANNEXE, GENEROUS GARAGING AND ATTRACTIVE GARDENS.**



its time including Lord Asquith and the writer George Orwell is buried in the church yard.

Communications are excellent with the nearby A34 connecting northbound to Oxford and the M40 and southbound to Newbury and the M4. Didcot parkway is a short drive away and provides a connection to London Paddington in approximately 40 mins.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** Please use OX14 4AX

Additional Information:

Tenure: Freehold

All mains services are connected.

Council Tax band F

EPC rating:

Mobile coverage and broadband speeds can be checked at [checker.ofcom.org](http://checker.ofcom.org).

The property is approached along a driveway shared with other properties



**Approximate Gross Internal Area 2029 sq ft - 188 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1219 sq ft – 113 sq m

First Floor Area 810 sq ft – 75 sq m

Garage Area 626 sq ft – 58 sq m

Outbuilding Area 238 sq ft – 22 sq m



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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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