



Asquith Park, Abingdon OX14 4FL

Oxfordshire
Freehold

Exceptional Four Double Bedroom Detached Family Home | Stunning Kitchen/Dining Room & Spacious Living Room With Log Burner | Superb Master Suite With Luxurious Four Piece Ensuite | Generous Corner Plot Position | South Facing & Well-Tended Rear Garden | Garage & Driveway Parking | Simply Stunning - Viewing Strongly Advised!

Description annual management fee of c. £250 a year for the upkeep of the area.

Simply stunning! A beautifully presented and deceptively spacious four double bedroom detached family home, situated in a quiet cul-de-sac position, in the desirable village of Sutton Courtenay. Built to a popular design, the property has since been much improved and extended to a high standard by the current owners and should be viewed internally to fully appreciate all there is on offer.

The front door leads into a central hallway, which gives access to the living room benefitting from a pleasant view and a feature log burner. Spanning the entire width of the property to the rear is an impressive open plan kitchen/dining/family room with doors out to the lovely garden. The kitchen is complete with a range of wall and floor mounted cabinets, solid 'Granite' worktops and built-in appliances to include a dishwasher, gas hob and brand new oven. The useful utility room is complete with matching cupboards and solid 'Granite' worktops with door to side of the house. The cloakroom completes the ground floor accommodation.

Stairs from the hall lead to the beautiful first floor landing with a window flooding with natural light. The first floor consists of a superb second bedroom with built-in wardrobes and ensuite, two further double bedrooms with built-in wardrobes to bedroom 3 along with a modern fitted bathroom. Stairs from the landing lead on up to the second floor where there is an exceptional master suite complete with built-in wardrobes and luxurious four piece ensuite bathroom.

Externally, the landscaped and south facing rear garden is non-overlooked is screened by trees to the side adding to the privacy. Enjoying a generous corner plot which wraps around the side of the property which provides useful additional storage space currently housing a shed. Beyond is a lawn area which extends to the front and could be used as further parking if desired. To other side of the property is a garage which has been part boarded to create additional office/gym space and has power and light with driveway parking in front for 2 cars.

Furthermore, the property has been finished to a high standard and includes attractive oak parquet flooring laid throughout the majority of the ground floor along with engineered oak wood flooring throughout some of upstairs, tastefully decorated throughout and beautiful oak windowsills in the master bedroom and landing.

The property is freehold, connected to mains gas, water, electric and drainage. The property is heated centrally by a gas fired boiler and there is uPVC double glazing throughout. There is an

Location

Sutton Courtenay is one of South Oxfordshire's most desirable and sought after locations. The village itself perches on the banks of the River Thames and there are three pubs to choose from, two village shops, a primary school and a garage.

The market town of Abingdon, which sits in a desirable position on the River Thames, is just 2 miles to the north and provides an extensive range of retail, leisure and educational facilities. The City of Oxford is just over 10 miles away.

The village has excellent communication links with a mainline rail link into London Paddington from Didcot Parkway, just 4 miles away and easy access to the M4 and M49 motorways with the A34 5 miles away.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



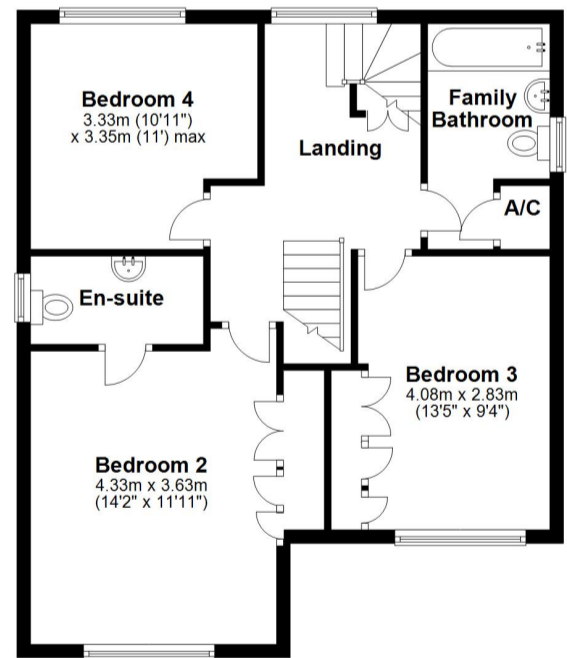
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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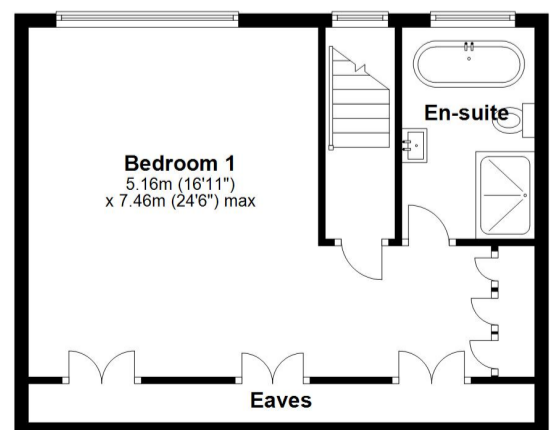
Ground Floor
Approx. 87.2 sq. metres (938.8 sq. feet)



First Floor
Approx. 63.4 sq. metres (682.2 sq. feet)



Second Floor
Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 194.2 sq. metres (2090.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.