



53 Asquith Park, Sutton Courtenay, Abingdon, Oxfordshire OX14 4FL  
Oxfordshire, Guide Price £565,000

Waymark



# Asquith Park, Abingdon OX14 4FL

Oxfordshire  
Freehold

**Detached House | Three Double Bedrooms | Garage & Driveway Parking | Enclosed Rear Garden | En-suite & Bathroom | Kitchen/Diner | Utility Room & Cloakroom | Quiet & Peaceful Location**

## Description

Built in 2016 by Redrow, is this immaculately presented three double bedroom, detached home. The property has been occupied by the current owners since new and has been maintained to a high standard throughout. The internal accommodation comprises of: entrance hall, cloakroom, lounge, kitchen/diner with integral appliances, utility room, family bathroom and three double bedrooms of which the master accommodates an en-suite. Externally, the property further benefits from an enclosed rear garden mainly laid to lawn with a patio area bordered by various plants and shrubs with gated access to the side alongside a garage to the front which provides power & lighting and driveway parking. 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 annual management fee of c. £250 a year for the upkeep of the area.

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

By appointment only.

## Local Authority

Tax Band: E

## Location

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



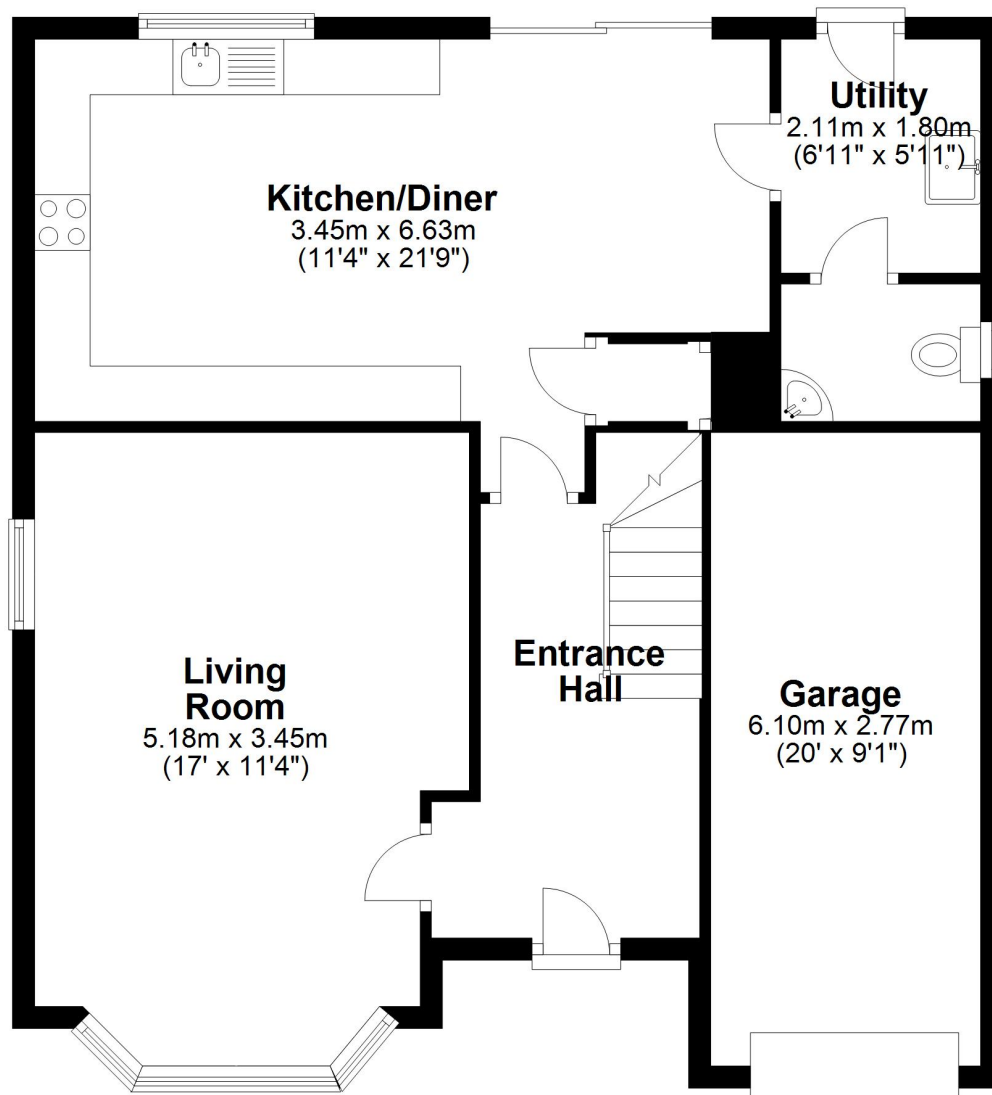
Waymark  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

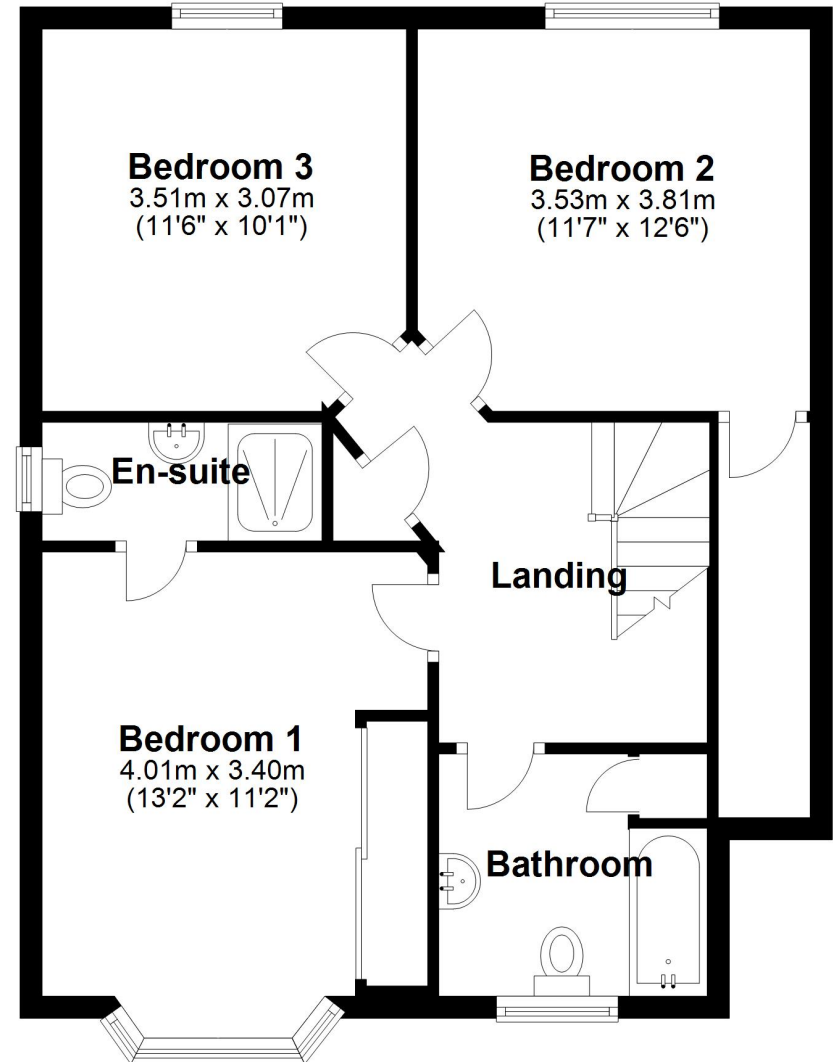
## Ground Floor

Approx. 77.1 sq. metres (830.4 sq. feet)



## First Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



**Total area: approx. 136.7 sq. metres (1471.7 sq. feet)**

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.



