



5 Brook Street, Sutton Courtenay, Abingdon OX14 4AH

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5 Brook Street

Charming and delightful very spacious two bedroom period cottage dating back to the turn of the 1700s offering a wealth of character features combined with substantially extended accommodation situated in a highly sought after location within one of the area's most desirable villages complemented by good size and very private southerly facing rear gardens, offered to the market with no onward chain.

Location




5 Brook Street is situated in a delightful location within this highly sought after village, conveniently placed just two miles south of Abingdon and just three miles north west of Didcot, offering excellent rail links to London Paddington. The village is steeped in history, home to many historic buildings including the Norman Hall, Manor House and the Abbey situated just off the village green. The village has seen some famous residents in its time including the First World War Prime Minister Lord Asquith and the writer George Orwell is laid to rest in the churchyard.

Directions what3words – moment.intend.jars

Leave Abingdon town centre via Bridge Street signposted Dorchester on Thames. After approximately one mile turn right at the traffic lights signposted Sutton Courtenay. Continue over the bridge and at the following junction turn right onto Appleford Road and follow the road around the sharp left hand bend onto Church Street. Continue for some way following the road round to the right and the property will be found on the left hand side clearly indicated by the 'For Sale' board.



- Entrance porch through to entrance hall with Parquet flooring leading to delightful front dining room with attractive fireplace and French doors to the rear gardens
- Spacious living room with attractive fireplace with French doors leading to the rear gardens
- Well equipped extended kitchen (requires modernisation) offering a selection of floor and wall units with door to rear gardens
- Impressive first floor main double bedroom with fitted wardrobe cupboards and second spacious extended double bedroom complemented by three piece family bathroom with bath and separate shower cubicle with separate WC
- Double glazed windows and mains gas radiator central heating
- Large and substantial southerly facing corner plot gardens offering extensive patio and raised lawn with access to detached garage - the whole enclosed by fencing, offering high degrees of privacy

2		bedrooms	Council tax band	D
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	E

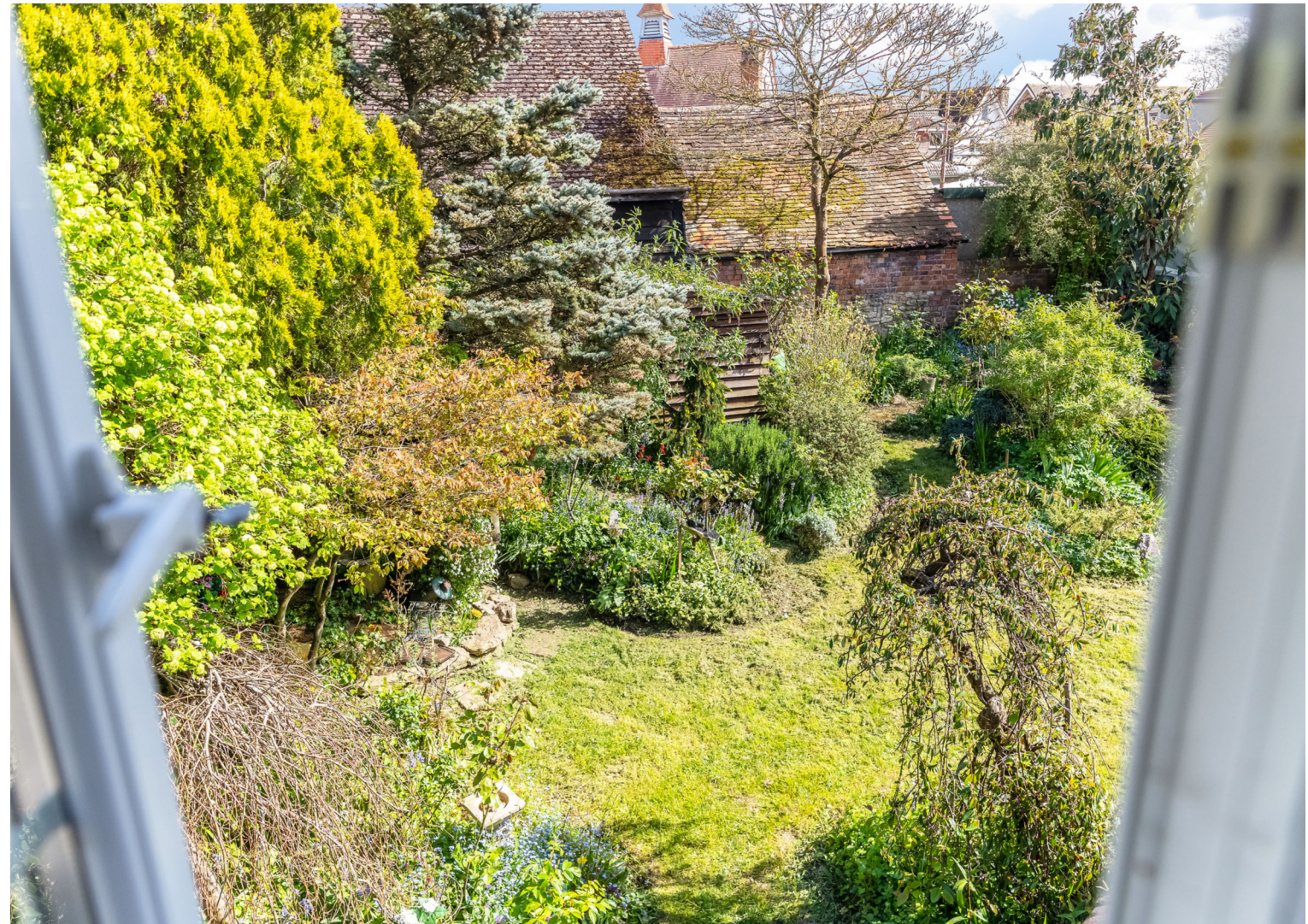


Spacious living room with attractive fireplace with French doors leading to the rear gardens



Large and substantial corner plot southerly facing gardens offering extensive patio and raised lawn with access to detached garage









Brook Street, OX14

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
Garage / Workshop = 22.3 sq m / 240 sq ft
Garden = 216.6 sq m / 2331 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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