



1 Ginge Brook, Sutton Courtenay OX14 4AL

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# 1 Ginge Brook

**Attractive period cottage requiring modernisation, within this delightful semi-rural location towards the edge of this sought after village complemented by mature south west facing gardens leading directly onto Ginge Brook and open countryside, sold with no ongoing chain.**

## Location

1 Ginge Brook is situated in a delightful cul-de-sac location at the end of a lane towards the edge of 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 – coherent.flat.kicks

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto Drayton Road. Leave Abingdon in the direction of Drayton and on entering the village turn left at the mini-roundabout onto the High Street. Leave the village in the direction of Sutton Courtenay. Continue past the turning on the right hand side, sign posted Milton. On entering the village of Sutton Courtenay take the first turning on the right hand side onto GInge Brook. Please note this is a single track lane and No: 1 Ginge Brook is found at the end on the left hand side. Please note that there are no private parking facilities available with this property.



- Entrance hall leading to separate front dining room with central brick fireplace
- Spacious triple aspect sitting room with central brick fireplace, kitchen and ground floor bathroom
- Lean to/conservatory providing views over the rear gardens, Ginge Brook and open countryside
- First floor landing leading to main double aspect bedroom providing attractive views, second double bedroom and further first floor room which currently has no window
- Enclosed front gardens and to the rear are good size mature south west facing rear gardens, offering good degrees of privacy leading directly onto the Ginge and provides views over attractive open countryside. Several mature trees and spacious detached brick built garden outbuilding which could
- The property is found at the end of Ginge Brook and is sold with no private parking facilities
- The property requires complete modernisation

2  bedrooms

Council tax band D

2  receptions

Tenure Freehold

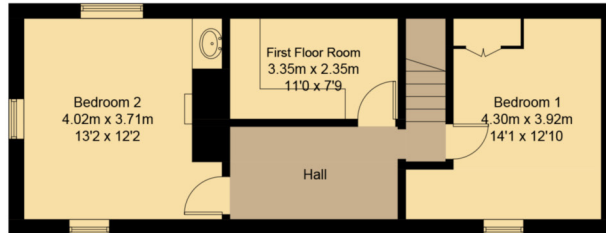
1  bathrooms

EPC rating F




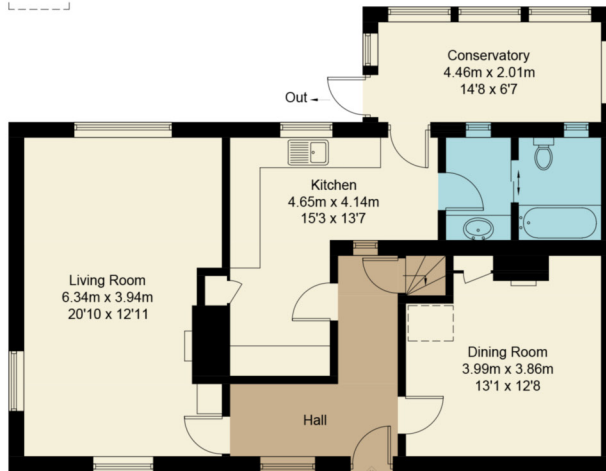
## Ginge Brook, OX14

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft  
Sheds = 14.4 sq m / 155 sq ft  
Total = 143.9 sq m / 1549 sq ft  
Garden Area = 566.9 sq m / 6102 sq ft



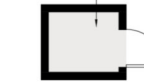
**First Floor**

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

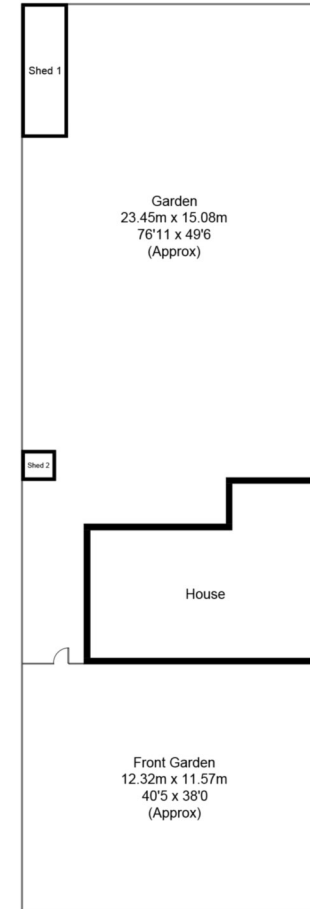
Shed 2  
1.41m x 1.21m  
4'8 x 4'0



(Not Shown In Actual Location / Orientation)



Shed 1  
6.34m x 2.00m  
20'10 x 6'7



Floor plan produced in accordance with RICS Property Measurement Standards.  
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