

PROPERTY AGENTS

JPKnight



Tullis Close, Sutton Courtenay OX14 4BD



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A fabulous family home set in a quiet cul-de-sac in the heart of this sought after village.

The property benefits four bedrooms and two bathrooms to the first floor, whilst on the ground floor there is a spacious kitchen/breakfast/family room with doors to the garden, living room, utility and cloakroom.

Outside there is a tastefully landscaped garden to the rear, driveway parking for two cars and an integral garage.

Ideally located just three miles from Didcot Parkway train station with direct access to London Paddington in just 45 minutes.



Tenure - Freehold

Accommodation

The property is double glazed throughout with gas central heating to radiators, and underfloor heating to the ground floor.

Entrance Hall: Tiled floor, under-stair cupboard, door to garage, downlighters.

Cloakroom: Window to side, white two-piece suite, tiled floor.

Kitchen/breakfast/family room: 25'11 x 12'3 Two windows to rear and French doors to garden with glazed sidelights, range of storage units and composite worktop, double oven, 5 ring gas hob with extractor hood above, integrated dishwasher and fridge freezer, sink unit with filter tap and waste disposal, space for integrated microwave, downlighters. tiled floor.





Living Room: 16'6 x 11'11 (into bay) Feature glass door and sidelight, tiled floor, downlighters.

Utility: 6'8 x 6' Window to side, range of storage units and worktop with stainless steel sink unit, boiler, downlighters.

Stairs to landing: Downlighters, radiator, airing cupboard, loft access.

Bedroom 1: 13'5 x 12'4 (excl. wardrobes) Window to rear, double fitted wardrobes, radiator, downlighters.

Ensuite shower room: Window to side, white three-piece suite. Tiling, chrome rad, downlighters.

Bedroom 2: 11'11 x 9'9 (excl. wardrobes) Window to front, fitted wardrobe, radiator.

Bedroom 3: 9'7 x 9'2 Window to rear, radiator, downlighters.

Bedroom 4: 10'9 x 9'3 Window to front, radiator, downlighters.

Bathroom: Window to front, white four-piece suite, tiling, downlighters, chrome radiator.

Outside

The rear garden is tastefully landscaped with a full width paved area leading to shaped flower beds flanked with gravel, mature plants and shrubs, trees, a secondary seating area to the rear with pergola, two sheds, timber fencing.

To the front there is a block paved driveway and gravel with parking for two cars, flowerbeds flanking the front.

Garage: 16'6 x 8'7 Electric up and over door, power and light.

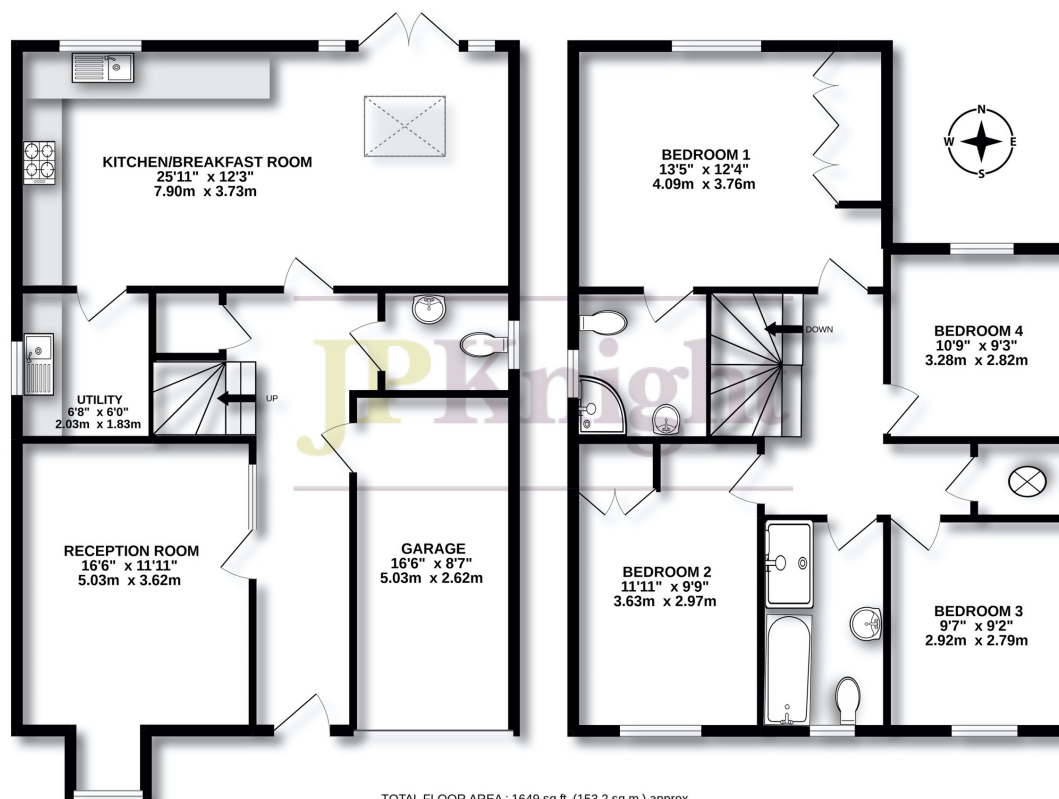


Directions

From our offices turn right and first left into High Street, continue down Station Road which turns into Wantage Road and over the mini roundabout onto A4130, after 2.6 miles turn left onto Sires Hill, continue onto B4016 for 3.3 miles then left onto High Street and keep left then right into Mill Lane and first left onto Tullis close. The property will be found on the right hand side.

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

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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