



Long Barn, High Street, Sutton Courtenay OX14 4BQ



Long Barn, Sutton Courtenay

Set in the conservation area of this pretty village, a delightful Grade II listed barn conversion with a secluded 78' garden and garage. The property features 3 bedrooms and a 4-piece bathroom along with a 16' x 15' living room, adjacent kitchen and cloakroom. The property is just over 3 miles from Didcot Parkway train station.

Accommodation

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Porch: Part glazed door to:
Entrance Hall: Quarry tiled floor, radiator, stairs to landing.

Cloakroom: White 2-piece suite, shelved cupboard.

Living/Dining Room: 16'5 x 15'
Featuring an 8'10 beamed ceiling and 2 sets of bi-folding doors to the garden. Wood floor, 2 radiators, cloaks cupboard housing gas boiler.

Kitchen: 16'5 'x 5'10

Range of storage units, wood worktops, electric ceramic hob, extractor hood and electric oven. Pelmet lighting, space for washing machine and fridge/freezer, wood floor, beamed ceiling.





Stairs to Landing:
Velux window, airing cupboard. Loft access.

Bedroom 1: 12'1 x 10'2 (excl. wardrobe)
Window to front, range of wardrobes, radiator, exposed beams and wall timbers.

Bedroom 2: 11' x 8'6
Velux window to rear, radiator, wardrobe, exposed beams and timbers.

Bedroom 3: 10'1 x 8'2
Velux to front, radiator, exposed beams and timbers: fitted bookshelves.

Bathroom: White 4-piece suite including bath and tiled shower cubicle, part tiled wall, radiator, exposed beams and, down lighters.

Outside

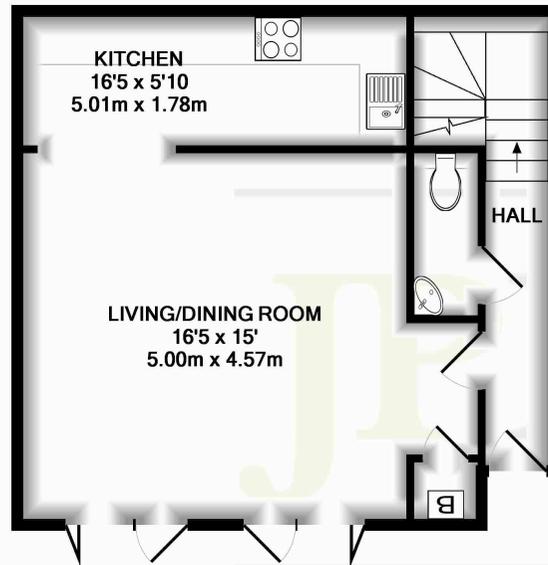
A lovely feature the garden extends to 78' in length and offers an excellent degree of seclusion. There is a central lawn with well stocked shrub and plant borders. A long, block paved pathway leads to the property: the garden is enclosed by timber fencing and wire netting. There is a paved terrace across the front of the house as well as a further terrace the far end by the gate.

Garage: 17'10 x 9'2
Up/over door, light and power.

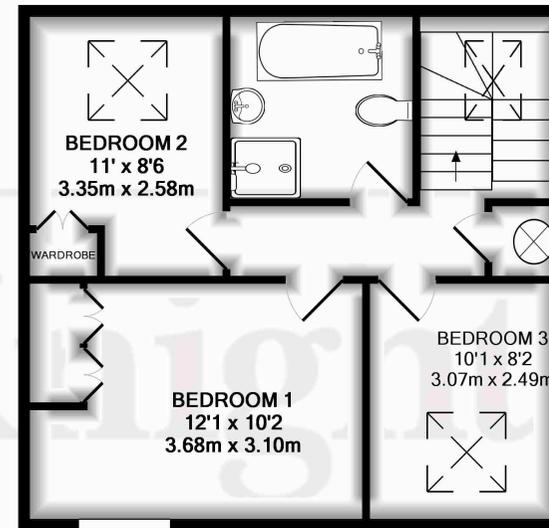


Directions

Turn right from our offices and at the traffic lights by Waitrose turn left into the High Street. Proceed over the roundabout into Station Road it becomes Wantage Road. Proceed until you reach Slade End roundabout and continue straight across into the High Road/ A4130. After 1.2 miles turn right onto Sires Hill follow this to the T-junction and turn left. Follow the road through Appleford and into Sutton Courtenay. Proceed round the bend, past the turn for the Abbey and next left into the High Street, the property will be found on the right after 0.25 of a mile.



GROUND FLOOR



1ST FLOOR



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 APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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