

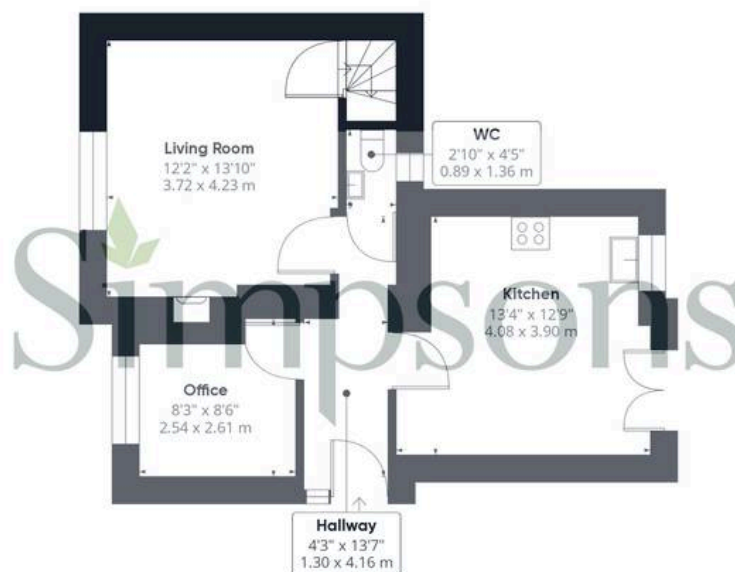


39 High Street, Sutton Courtenay

Abingdon

In Excess of **£475,000**

Simpsons
The Proactive Agent



Approximate total area⁽¹⁾

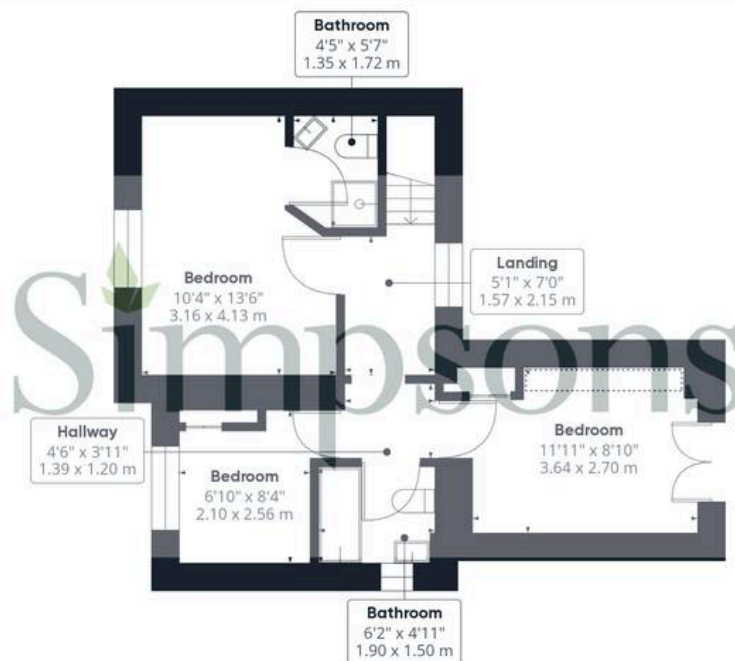
893.3 ft²

82.99 m²

Reduced headroom

11.92 ft²

1.11 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

39 High Street

Sutton Courtenay, Abingdon

A 'stunning' Grade Two listed cottage with a spectacular garden, offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

- A grade two listed cottage with a larger than average, stunning walled garden.
- Three well proportioned bedrooms including a guest bedoom with en-suite and a master bedroom with a Juliet balcony.
- Character features including a 'Wood Burning Stove'. ceiling and wall beams and a pretty 'walled' garden.
- Useful downstairs WC.
- Open plan kitchen diner opening into the splendid rear garden.
- Third reception room, ideal for use an a home office/study.
- Brick built 'Potting Shed'.
- Gas central heating and a mix of single and double glazed windows.
- No onward chain.



