

46 Frilsham Street, Sutton Courtenay OX14 4AZ

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46 Frilsham Street

Discretely located at the end of a track within this highly sought after and well serviced Thameside village. A generously proportioned cottage with parking and beautiful South facing garden. Representing a rare opportunity to reside in such a location, wonderfully presented, light filled accommodation in this highly coveted Oxfordshire village.

Frilsham Street is situated in a very pleasant non-estate location within this attractive Thames-side village, offering excellent services including a general store, post office, newsagents, two public houses, a primary school, church and garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot, which provides a mainline station with a direct line to London Paddington for commuters. Useful distances include Wallingford (circa. 10 miles), Didcot (circa. 4 miles), Wantage (circa. 8 miles), Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Bedrooms: 1 Bathrooms: 1 Reception Rooms: 1

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

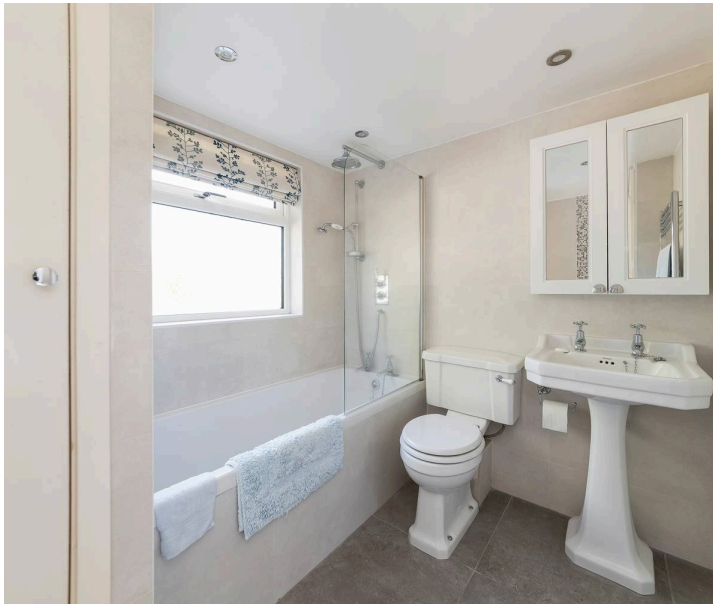






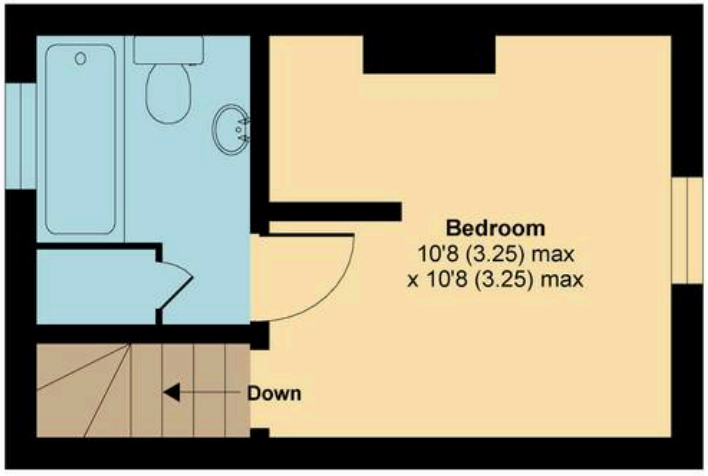




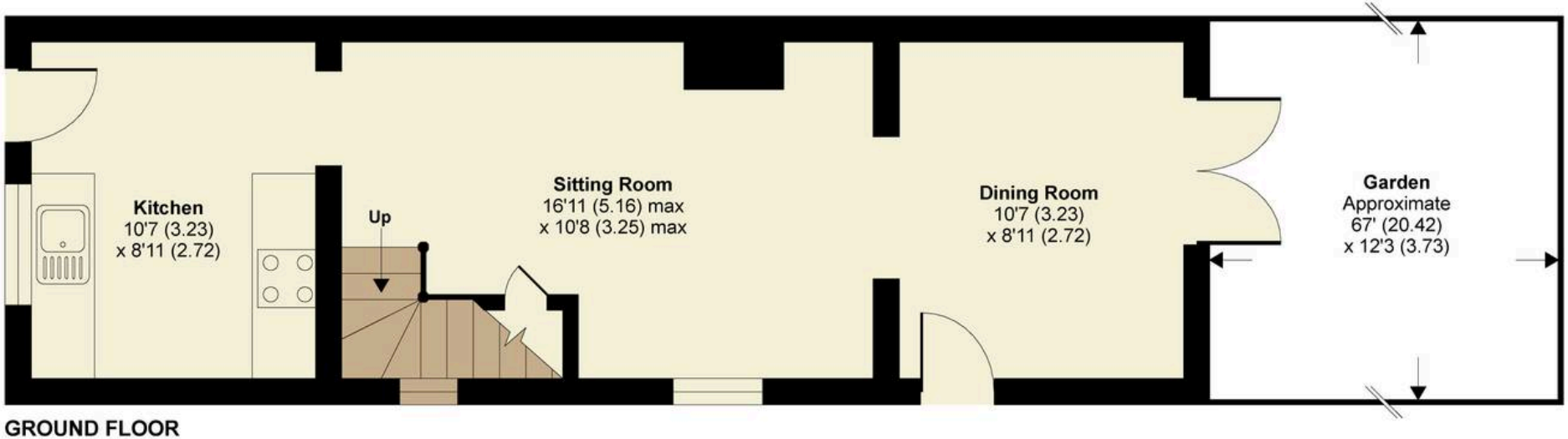


Key Features

- Fitted kitchen to the front aspect affording pleasant countryside views
- Atmospheric living room with a feature fireplace, this flows through to a further reception room
- Versatile second reception room with door to the side and glazed double doors opening out onto the pretty cottage garden. Ideal as a dining room, garden room or generous work from home space
- First floor principle bedroom with built in storage and en-suite bathroom
- Re-fitted en-suite bathroom with a stylish white suite
- Driveway parking
- Wonderfully mature, South facing rear garden. Lovingly landscaped and planted, complete with a summer house and gated side access.



FIRST FLOOR



GROUND FLOOR

Frilsham Street, Sutton Courtenay, Abingdon, OX14

APPROX. GROSS INTERNAL FLOOR AREA 568 SQ FT 52.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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