



34 Milton Road, Sutton Courtenay, OX14 4BS

Guide Price £395,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Set on a generous plot, the property boasts a large and private rear garden—approximately 40 metres in length—arranged with both turfed and patioed areas. The home also benefits from ample off-road parking via a driveway, along with convenient side access to the garden. Inside, the ground floor features a well-proportioned lounge with modern finishes and built-in cabinetry. The heart of the home is the kitchen, which leads into a rear extension that accommodates a light-filled dining area and a contemporary four-piece family bathroom. Upstairs, there are two spacious double bedrooms and a well-sized single bedroom. The master bedroom includes a private en-suite cloakroom, while both double bedrooms feature built-in storage. To the rear of the garden, a converted outbuilding provides a versatile additional reception space—ideal for use as a home office, playroom, guest bedroom, or hobby room. Adjacent to this is a separate storage area, adding to the property's practicality and appeal.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodaphone.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: Standard covenants apply. Ask agent for more information.
- Building Safety / Planning Issues: None known.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Large garden with outbuilding for work from home space.
- Side access to garden, along with ample off road parking on the driveway.
- Extended to the rear, with kitchen/dining room overlooking garden.
- Renovated family bathroom on the ground floor
- Popular village location with public transport and amenities close by.
- Two double bedroom swith built in storage & one larger than usual single.
- Council Tax Band: C
- EPC Rating: C

The Location

Sutton Courtenay is a well-connected and historic village offering a strong sense of community. It features several local pubs, a village shop, and active community spaces including halls that host regular events and activities. The village is conveniently located with easy access to Didcot Parkway (approx. 10 minutes by car), providing fast rail links to London and the West. Oxford is also within easy reach, around 25 minutes' drive, making it an ideal base for commuting or accessing wider amenities.



**Approximate Gross Internal Area 982 sq ft - 92 sq m
(Excluding Outbuilding)**

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 394 sq ft – 37 sq m

Outbuilding Area 239 sq ft – 22 sq m



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