

CB

CHARLES BARTLETT  
RESIDENTIAL



1 Red Kite Close  
Sutton Courtenay, Abingdon, OX14 4SG

Guide price £635,000



## 1 Red Kite Close

Sutton Courtenay, Abingdon, OX14 1SC

An incredibly spacious and simply stunning four-bedroom detached family home, with driveway parking and integral garage, situated in a quiet private cul-de-sac within the highly sought after village of Sutton Courtenay, Oxfordshire.

This beautiful property has been finished to a very high standard throughout and comprises of a bright and open entrance hall, ground floor WC, large reception and open plan kitchen/diner with integrated appliances and French doors leading out to a landscaped garden benefiting from patio area with wooden pergola, ideal for al-fresco dining, artificial turf and a garden shed.

The ground floor of the property boasts Karndean flooring laid throughout, ideal for family living and further benefits from underfloor heating.

The first floor of the property comprises a beautiful master bedroom with a walk-in wardrobe and ensuite shower room, a large second double bedroom, third double bedroom, fourth single bedroom with built in wardrobe and family bathroom with separate shower and bath.

The property is ideally located for convenient access to local amenities and major transport links including Didcot Parkway with fast trains to Reading and London Paddington.

Sutton Courtenay is ranked by the Sunday Times as being one of the top



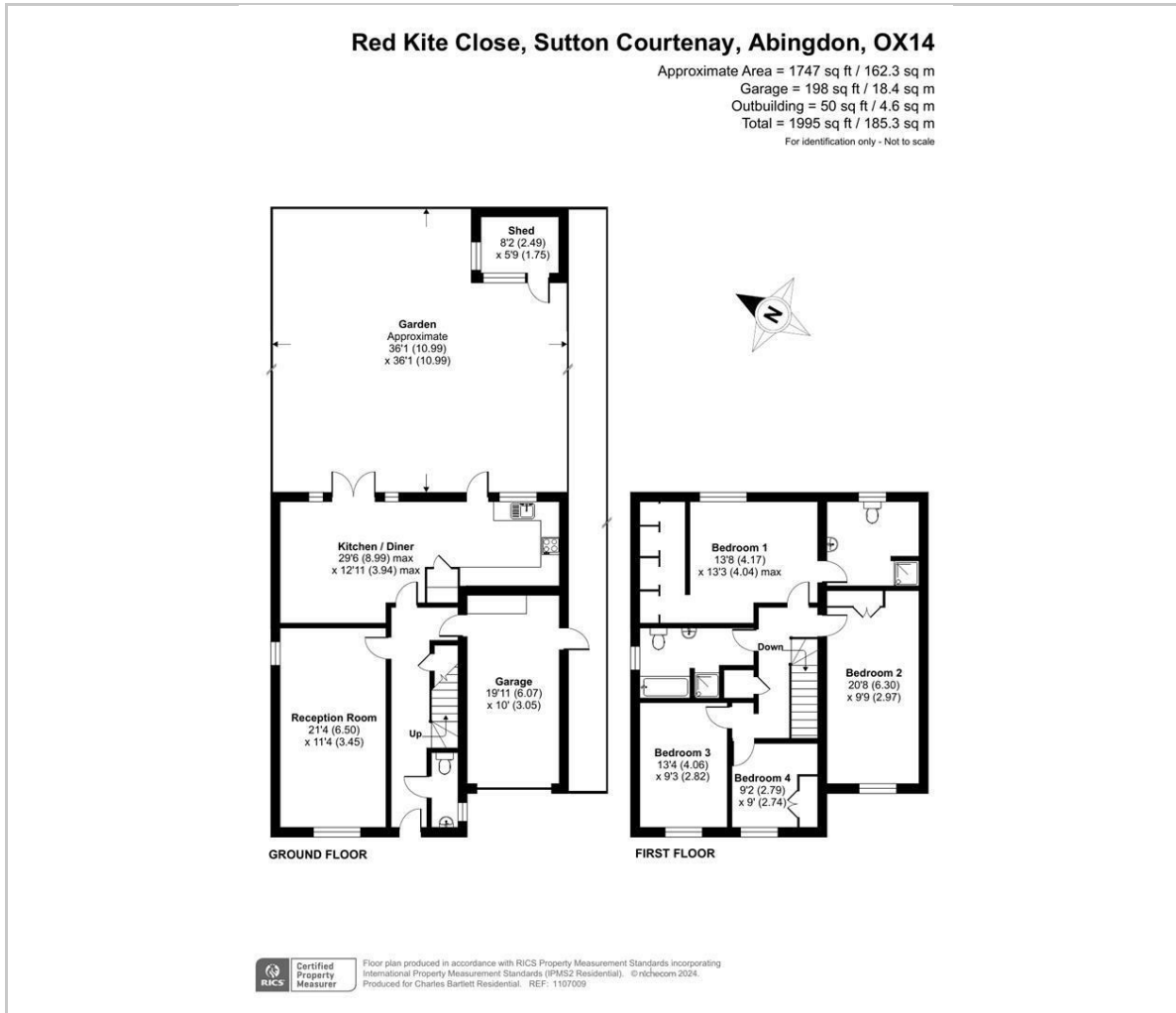


50 most commutable villages in the UK and by The Daily Telegraph as being one of the top 25 most idyllic villages to live in. The village boasts two local shops and two public houses near the village green in addition to the highly regarded 'Fish' restaurant.

Gas central heating  
EPC Rating B  
Council tax band F  
Viewings by appointment only.



## Floor Plan



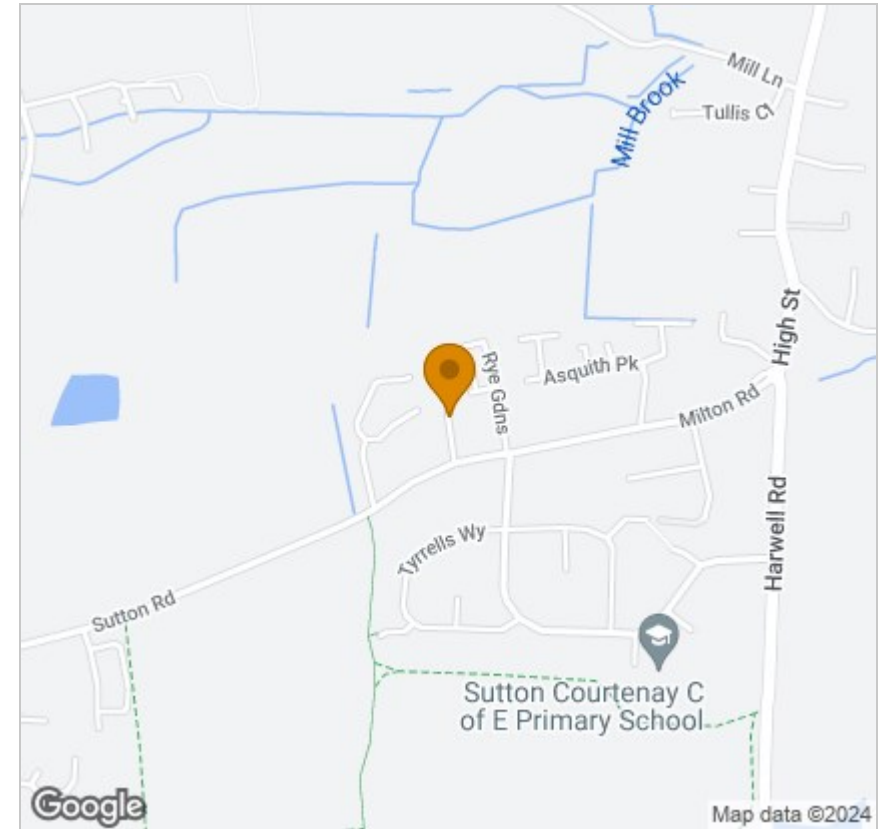
## Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

