



1 Warbler View

Sutton Courtenay, Oxfordshire, OX14 4GD

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Situated within the highly sought-after village of Sutton Courtenay on a small housing development is this double fronted three- bedroom family home. 'The Clayton' features a stunning open-plan kitchen/dining room and an equally impressive living room with French doors opening into the landscaped rear garden. On the first floor you will find three well proportioned bedrooms, with the added benefit of an en-suite to the principal bedroom as well as a family bathroom.

The property has also benefited from an array of upgrades by the current owners including integrated appliances & Peninsula breakfast bar in the kitchen/ diner, engineered Herringbone flooring and large tiled flooring within the kitchen.

Located in the wonderful countryside village of Sutton Courtenay, Orwell Park is home to a development of new 2, 3, 4 & 5 bedroom homes, perfect for families of all ages and sizes. Sutton Courtenay is a beautiful historic village that has all the amenities you could possibly require right on your doorstep. The local village is home to four pubs, a small grocery store, and post office on the high street. Furthermore, with local schools accommodating for children of all ages nearby, Orwell Park is ideal for growing families.





- Within its 10 years NHBC warranty
- Landscaped rear garden with raised decking and raised matured flower beds
- En-Suite shower room to the master bedroom
- Off street parking in tandem for two vehicles to the driveway
- Dual aspect windows throughout majority of accommodation
- Utility room & downstairs cloakroom
- Local Authority: Vale of White Horse District Council
- Council Tax Band: D
- Tenure: Freehold

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