



Sutton Courtenay, Abingdon, Oxfordshire





High Street, Sutton Courtenay

A charming, Grade II listed farmhouse that has been sympathetically and extensively renovated to create a beautiful home.



Tenure: Available freehold

Local authority: Vale of White Horse District Council

Council tax band: F





The Property

This property is generously proportioned, with good-sized rooms on both levels and the potential for future expansion of "the West End", where planning permission is granted to convert the space into two further bedrooms and one en suite. The barn, with over 1400 sqft of space, also offers excellent potential to be used as a workshop or development opportunity, subject to planning.

This home has abundant period detail throughout, including fireplaces, wooden floors, and exposed beams. The bespoke solid wood kitchen with granite work surfaces and an island is the heart of the home and links to the dining area, creating a social family and entertaining space. The kitchen also has doors to the front and rear of the property, overlooking the gardens and the utility/boot room with stairs leading to the "the West End". There is also a sitting room and a snug, both of which are dual aspect, and benefit from the character themes found throughout the home. There is underfloor heating throughout the ground floor.

The first of the three bedrooms is on the ground floor, a change made by the current owners to create a versatile living space and to allow for a large feature bathroom upstairs with a walk-in shower, roll-top bath with floor-mounted taps, and bespoke sinks. Also on the first floor are two further bedrooms, arranged around a generous landing, brimming with charm. The large principal bedroom benefits from lofty ceiling height and built-in storage.

Externally, the property benefits from beautifully matured and well-tended front and rear gardens, with a range of trees, shrubs, and raised beds. There is also private off-road parking for several cars.





Location

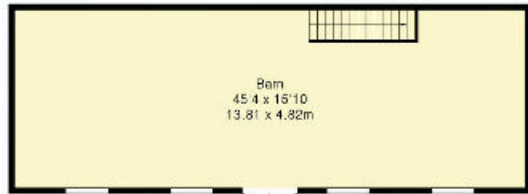
The property is situated in Sutton Courtenay, one of the oldest parishes in the southeast of Oxfordshire on the south bank of the River Thames. It offers many amenities, including a parish church dating from Norman times, two local shops, and three public houses near the village green. A focal point of the charming village is the many fine historic houses such as The Manor House, The Abbey, and the Norman Hall.

The village is well-placed for communications and stations, with Didcot Parkway 4 miles away, and it has a fast and frequent service to London Paddington in approximately 40 minutes. The nearby towns of Abingdon, Oxford, and Didcot offer extensive shopping facilities and other recreations, theatres, cinemas, and an excellent range of restaurants. Local primary schools include: Abingdon School, St. Helen & St. Katharine, Our Lady's Convent, Radley College, The Manor Preparatory School, Abingdon Preparatory School along with Cothill, Chandlings, the Europa School at Culham, Headington, St Edward's, Oxford High, The Dragon.

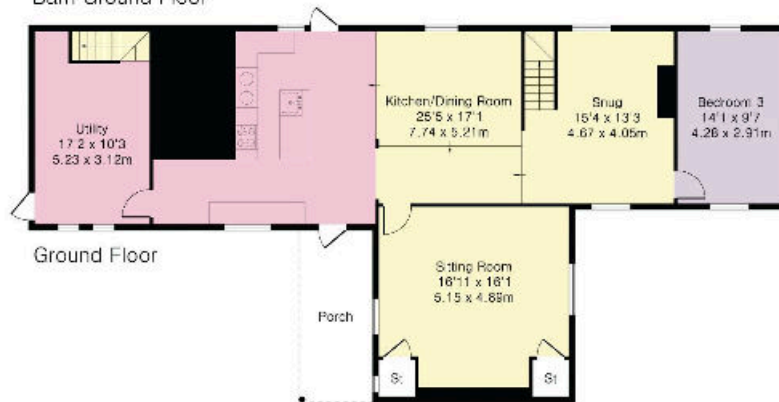




Barn First Floor



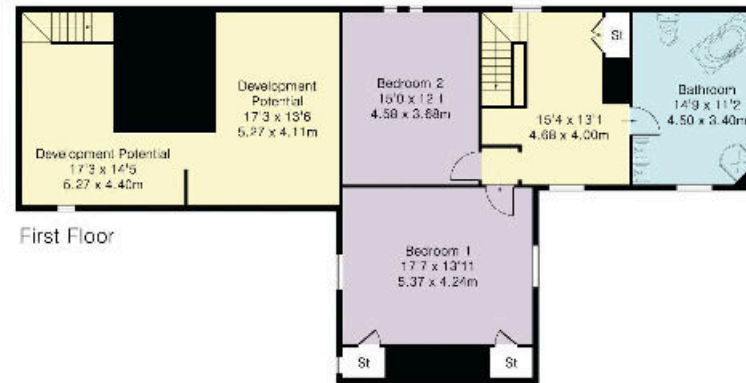
Barn Ground Floor



Ground Floor

Approximate Gross Internal Area 2711 sq ft – 252 sq m
 Ground Floor Area 1366 sq ft – 127 sq m
 First Floor Area 1345 sq ft – 125 sq m
 Barn Ground Floor Area 717 sq ft – 67 sq m
 Barn First Floor Area 717 sq ft – 67 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.



First Floor

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