



Detached family house overlooking private green

Cote House, 4 Beaumont Green, Sutton, Oxfordshire, OX29 5AA

Freehold



An outstanding and well-appointed detached family house with light and spacious accommodation overlooking a private green

Reception hall • sitting room • kitchen/dining room • family room • study • principal bedroom with en suite dressing room and bathroom • guest bedroom with en suite shower room • further two bedrooms • family bathroom • utility room and cloakroom

Double garage with bedroom and shower room over
Gardens and grounds • EPC = C

Distances

Oxford: 9 miles, Witney:
6 miles, Eynsham: 3 miles.

Directions

From Oxford proceed west on the A40 towards Witney. At the Eynsham roundabout, just beyond the petrol station, turn left onto the B4449 towards Stanton Harcourt. On entering Sutton Beaumont Green will be seen on the left and Cote House is the fourth property on the left overlooking the green.

Situation

The village of Sutton lies within attractive rural countryside to the north of the River Thames between the market towns of Witney and Abingdon within the parish of Stanton Harcourt. Amenities in Stanton Harcourt include a primary school, parish church and the popular Harcourt Arms. Everyday amenities can be found at Eynsham and the larger market town of Witney, with the historic city of Oxford providing extensive cultural and leisure facilities.

The Oxford Parkway railway station offers regular services to London, Marylebone in approximately 60 minutes.

The area offers a good range of schools including state senior at Bartholomew's, Eynsham, and independent schools at Cokethorpe, St Hugh's as well as those at Oxford and Abingdon.

Description

Cote House is an impressive detached family house being one of ten built by the much respected Oxfordshire house builder, Sweetcroft Homes. They are set around, and overlooking, the private green which is owned and managed by the residents and gives a feeling of space.

Designed for a modern life style there are well proportioned rooms ideal for family living and entertaining. The front door opens onto a spacious reception hall with fitted cupboards and stairs rising to the first floor. Double doors open onto the sitting room which is triple aspect with bi-folding doors to the garden and there is a fireplace with a log burning stove. The heart of the house is the well appointed kitchen/dining room which also has bi-fold doors to the garden and terrace. The kitchen is well designed with a





large island and Silestone worksurfaces with Neff appliances including an induction hob, twin electric ovens, full height fridge and freezers, combination microwave, coffee machine and dishwasher. There is also an instant boiling water tap. In a wonderful reflection of traditional houses there is a walk-in larder. Off the kitchen is the utility room with a side entrance door. In addition there is a study and a family room off the kitchen .

The principal bedroom has a full sized French window overlooking the green with a dressing room with fitted wardrobes and an en suite shower room. There is a guest bedroom with an en suite shower room, two further bedrooms and a family bathroom. All the bedrooms have fitted wardrobes.

Cote House has been designed to be environmentally friendly with high levels of insulation, quality sealed unit wooden windows and under floor heating from a Mitsubishi air-source system.

Outside

The gardens are to the front and rear with a gravelled drive to the side. A hornbeam hedge bounds the front lawn and a paved path leads to the front door. The garage is positioned to the rear and has remotely controlled doors and brick paved flooring. Over the garage, and accessed by external steps, is a bedroom with an en suite shower room which is ideal as a home office

or separate accommodation for a nanny or relative. The hot water tub is available by separate negotiation.

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and drainage are connected. Air source heating system with underfloor heating to ground floor and bedrooms. Water softener. High speed broadband available.

Local Authority

West Oxfordshire District Council Tel 01993 702941. Council Tax Band G

Viewings

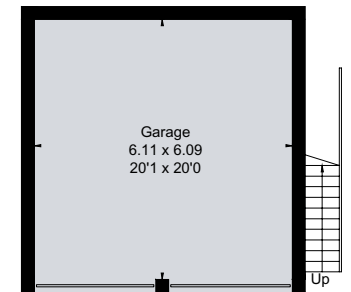
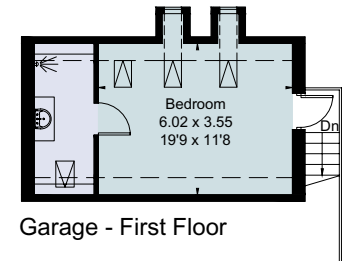
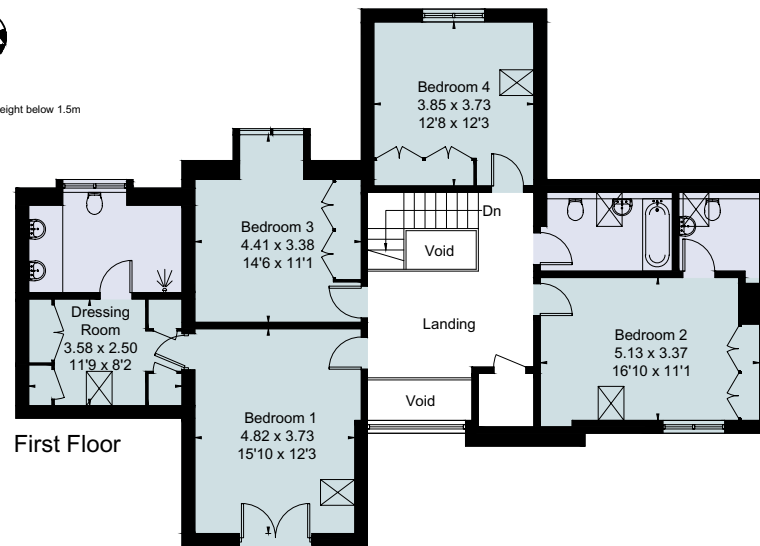
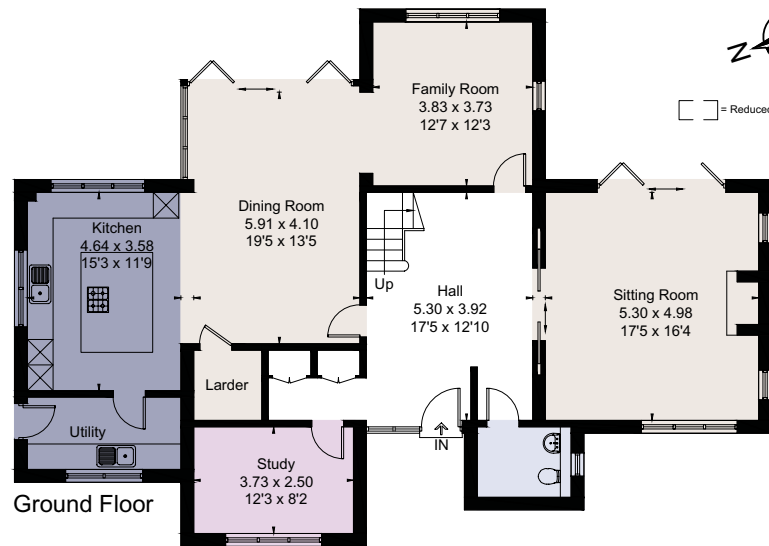
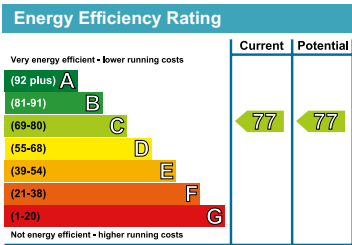
Strictly by appointment with Savills. Prior to making an appointment to view Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

**Cote House, 4 Beaumont Green,
Sutton, Oxfordshire, OX29 5AA**
Gross internal area (approx) 250.5 sq m/2696 sq ft
Garage 59.2 sq m/637 sq ft
Total 309.7 sq m/3333 sq ft
 (Excluding Voids)

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