



Spacious family home in a popular and thriving village

18 Lady Place, Sutton Courtenay, Abingdon, Oxfordshire, OX14 4FB

Freehold

savills



Kitchen/family/living room • utility/boot room • sitting room • dining room • snug/study • cloakroom • principal bedroom with en suite • guest bedroom with en suite • 4 further bedrooms (1 with en suite) • family bathroom • Double garage • bar/home office • garden shed

Distances

Abingdon 5 miles, Oxford 10 miles, Didcot Parkway (London Paddington from 35mins) 4 miles, Central London 59 miles (Distances are approximate)

Situation

Sutton Courtenay is a picturesque village, ideally located for easy access to Oxford, Abingdon, Milton Park and the Science Parks at Harwell, Culham & Abingdon. The motorway and rail networks are easily accessible via the A34 and Didcot Parkway respectively, and regular bus services run from the village to Oxford and Abingdon. There is good access to the M4, M40, and Didcot Parkway.

The village has a primary school, two freehold pubs, The Fish restaurant, church, village hall, recreation ground, village stores with post office, and a convenience store. There are lovely river and field walks including along The Thames Path and the nearby Hanson Cycle Way enables a short cycle commute to either Abingdon or Didcot Parkway.

The market town of Abingdon, just 5 miles away, is ideal for everyday shopping requirements including a Waitrose. Didcot has a larger selection of shopping outlets in the Orchard Centre including M&S Food. Abingdon also offers a wide range of sporting facilities. The Leisure Centre has

a gym, indoor and outdoor tennis courts and a swimming pool. There is also a rugby club, cricket club and rowing club based in the town. There are a number of excellent golf clubs nearby including Frilford Heath GC and Goring & Streatley GC.

There are an excellent range of nearby state and independent schools including John Mason school, as well as the highly regarded St. Helen and St. Katharine's, Abingdon Boys School and Our Lady's Convent. The village is on the regular school bus routes to most of the Abingdon and Didcot schools.

Description

Lady Place is an individual and select development, built in 2000 by Berkeley Homes. No 18 has been owned by the present owner since then, having made considerable improvements including the kitchen and conversion of the loft. The house is light and airy with tall ceilings, solid French oak and natural stone flooring and contemporary bathrooms. The generously proportioned kitchen is of particular note with its two sets of bi-fold doors opening to the terrace, roof lantern, matt white contemporary units and large island under white Corian worktops. Integrated appliances include a pyrolytic double oven, four zone induction hob, domino gas hob, microwave, coffee machine and dishwasher. There



is also a walk in larder. A good sized utility/boot room leads off with plenty of storage space. The triple aspect sitting room has French doors opening to the garden and an attractive stone fireplace and hearth. The dual aspect dining room is generously proportioned and offers flexibility of use. Also directly off the hallway are the snug/office and a cloakroom.

Stairs wind up to the first floor with its galleried landing. The principal bedroom looks out over the garden and has two large sets of built-in wardrobes. The en suite has a freestanding bath, shower and large vanity unit. Also on the first floor are four further bedrooms, one with an en suite shower room, and a family bathroom. Stairs lead up again to the second floor, where the present owner has converted the loft into a large, light bedroom with generous wardrobe space and en suite shower room. A large walk-in boarded and lit attic space has also been maintained.

Outside

The house is approached by a driveway with parking for four cars. The front garden is planted with mature shrubs and steps down to the front door. The rear garden is mostly laid to lawn bordered by mature flower beds. There are apple, pear and plum trees together with a number of other mature trees. The stone terrace spans the rear of the property with doors onto it from both the kitchen and sitting rooms. There is also an evening decked terrace at the end of the garden.

The present owner has converted one half of the double

garage into a bar which is heated and insulated and could easily be a home office or gym. The other half of the garage has a workbench at the rear and part of the garage loft area is boarded out for storage.

Directions: From London or Oxford, take the A34. Turn off at the Milton Interchange signposted Wantage and Didcot. Take the exit towards Milton Park. After a short distance turn left onto High Street. After 0.5 miles turn right onto Sutton Road. Enter Sutton Courtenay and follow the road onto the High Street for approximately 1 mile. Lady Place will be found on the right.

Tenure: Freehold with vacant possession on completion

Services: All mains services are connected Gas central heating

Local Authority: Vale of the White Horse Council tax band G

Date Code: Brochure prepared and photographs taken March 2022

Viewing: Strictly by appointment with Savills Summertown office 01865 339700

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 Savills





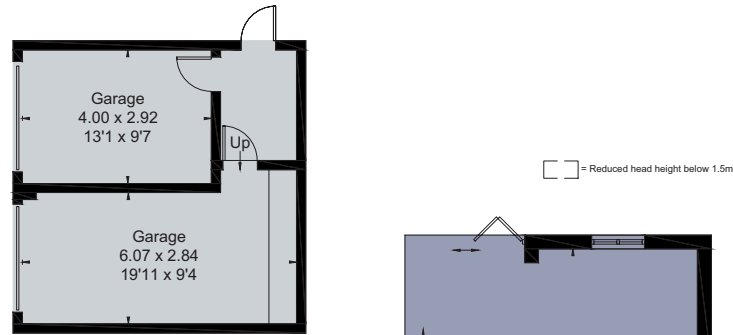
18 Lady Place, Sutton Courtenay, Abingdon, Oxfordshire, OX14 4FB
Approximate Area 309.5 sq m / 3331 sq ft
Garage 35.4 sq m / 381 sq ft
Total 344.9 sq m / 3712 sq ft
Including Limited Use Area (16.7 q m / 180 sq ft) (Including Loft / Excluding Eaves)



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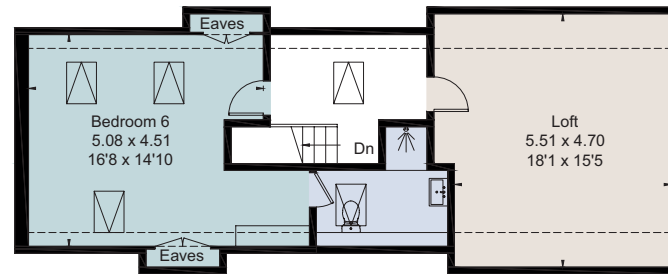
Charles Elsmore-Wickens
 Savills Summertown, Oxford
01865 339 704
 summertown@savills.com



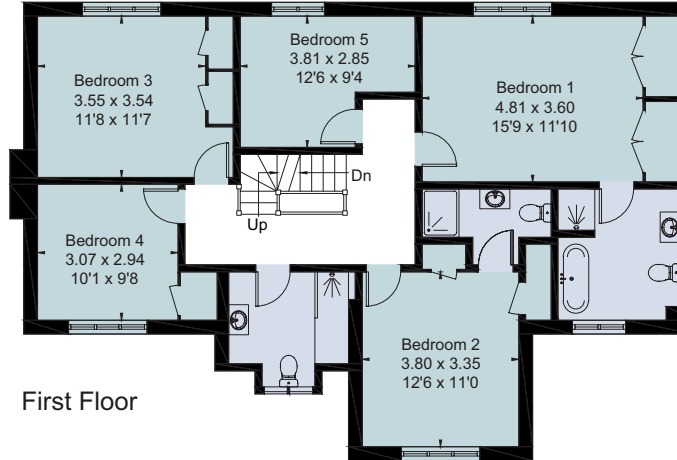
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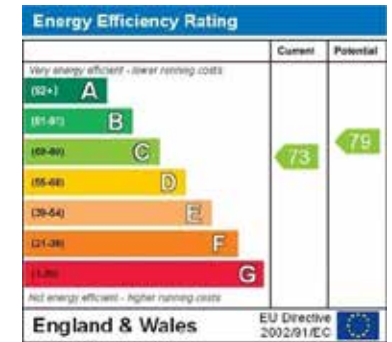
Ground Floor



Second Floor



First Floor



For identification only. Not to scale. © 220323CEW

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