



Light and spacious family home in a desirable Oxfordshire village

Churchfield, All Saints Lane, Sutton Courtenay, Oxfordshire OX14 4AG

Guide £2,500,000 Freehold





Hallway • kitchen/breakfast room • family/living room
 • drawing room • dining room • study • utility room
 • cloakroom • Principal bedroom and guest bedroom with en suites • 4 further bedrooms • family bathroom
 • Double garage • greenhouse and gardens
 • Approximately 0.33 acre

Distances

Abingdon 4 miles, Oxford 10 miles, Didcot Parkway (London Paddington from 42 mins) 4 miles, Central London 57 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. 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.

The village has a primary school, two pubs, The Fish restaurant, an active church, village hall, recreation ground, village stores and a post office. There are lovely walks including along The Thames Path and The Hanson Cycle Way connects Oxford to Harwell, enabling a cycle commute to Didcot Parkway.

The market town of Abingdon, just five miles away, is ideal for everyday shopping requirements, and also offers a wide range of sporting facilities.

Abingdon also boasts an excellent choice of schools within the town, both state and private, including John Mason school, as well as St Helen and St Katharine's, Abingdon School and Our Lady's Convent. The Europa School is

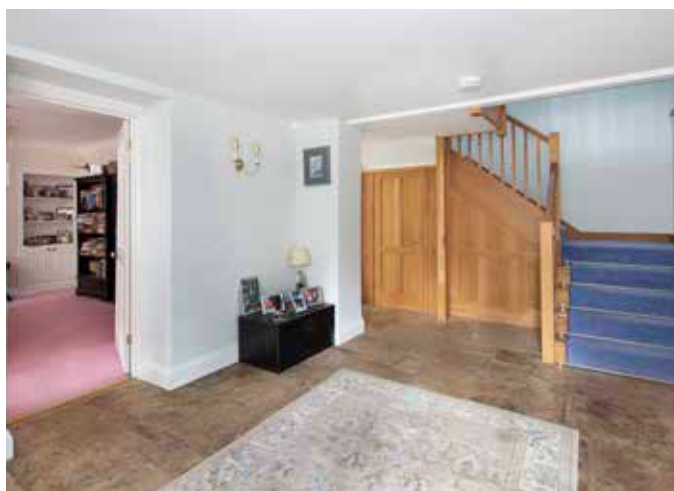
under two miles away, the village is on regular bus routes to Oxford and Abingdon, and the private schools run their own bus service.

Description

With C17th origins, Churchfield was added to during the Victorian era and again in more recent times. It is situated at the end of a private lane, set back behind high stone walls and wrought iron gates.

The large square hallway, with its stone flagged floor, is situated in the heart of the house with all main rooms leading directly off. The kitchen/breakfast room has a delightful glazed 'garden room' extension with French doors opening to the terrace. A 2-door Aga adds to the welcoming atmosphere of this room and there is also a full size Rangemaster cooker with five gas burners and a warming plate.

The living room has a step down to the garden end making a natural division to this huge room. Its size offers complete versatility of use and, as presently used, makes an ideal family space to relax in. Five heritage skylights flood this room with natural light. The drawing room has an open fireplace with an attractive Carrara marble surround. The dining room is situated between the kitchen and drawing room and features an



unusual square bay window. There is also a study, utility room, cloakroom and wine store.

The oak staircase rises from the hall with its two quarter turns, arriving at a large galleried landing. Wide steps rise to an upper landing with a bank of wardrobes and storage cupboards. The principal bedroom has fitted wardrobes and a large en suite bathroom with freestanding roll top bath and separate shower. The guest bedroom has an en suite shower room. There are four further double bedrooms (three with built in wardrobes) and a family bathroom.

The present owners have installed new double-glazed windows throughout the house.

Outside

There is a deep grass verge at the approach to the property, bordered by mature shrubs.

The front gravelled drive provides ample parking for a number of cars with a double garage beyond. Raised sleeper beds border the drive, planted with mature laurel hedging and four tall cypress trees.

The walled rear garden is mostly laid to lawn with terraces surrounding the house. Rose beds border the kitchen terrace with lovely views to the C12th church, just beyond the wall. A designated children's activity area has rubber chippings creating a safe space for play. There is also a traditional Victorian-style National Trust greenhouse.

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 1.6 miles turn right onto the A4016 Drayton Road. Continue into Sutton Courtenay until after the sharp right hand bend. All Saints Lane is immediately after The Fish restaurant on the right. Churchfield can be found at the end of the lane on the right.

Tenure

Freehold with vacant possession on completion

Services

Mains services connected. Gas heating

Local Authority

Vale of the White Horse
Sky broadband

Date Code

Photographs taken and brochure prepared June 2022

Council Tax

Council Tax = H

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = D

Viewing

Strictly by appointment with Savills Summertown office
01865 339700





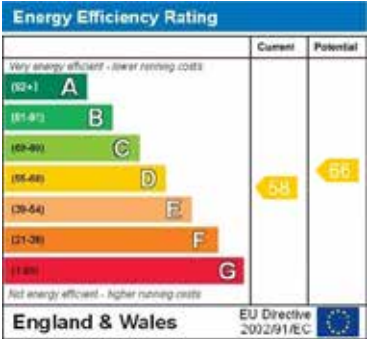
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Approximate Area 415.3 sq m / 4470 sq ft
Garage 38.7 sq m / 416 sq ft
Total 454 sq m / 4886 sq ft (Including Loft / Eaves)
Including Limited Use Area (13.3 sq m / 143 sq ft)



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