



THOMAS  
MERRIFIELD  
SALES LETTINGS

Church View  
All Saints Lane, Sutton Courtenay, Oxon, OX14 4AG

# Church View

## All Saints Lane, Sutton Courtenay, Oxon, OX14 4AG

A highly distinctive five bedroom bespoke residence of significant quality, tucked away within gated third acre established gardens close to the historic heart of this sought after scenic Thameside village.

- Double glazed sash windows and underfloor heating to ground floor and radiators to first floor
- Engineered oak flooring to ground floor and staircase
- Fitted kitchen with extensive range of Miele integrated appliances
- Five double bedrooms (three with en-suites)
- Detached triple garage/car port block with games room and separate home office above
- Oak electric gates to driveway with ample car standing
- Well established 1/3 acre south facing landscaped gardens

Sutton Courtenay is a historic medium size Thameside village renowned for its many period and architecturally interesting homes. A range of amenities catering for the community every day needs are close at hand and the village is fully deserving of its listing within the Times top 50 villages from which to commute. Didcot Parkway is within 5 miles and provides a mainline connection to London Paddington in approximately 45 minutes.

More comprehensive shopping, schooling and recreational amenities are available within Abingdon on Thames just 4 miles away.

The nearby A34 connects northbound to Oxford and the M40, southbound to the M4.

**GUIDE PRICE £1,375,000**  
**FREEHOLD**





Church View itself is pleasantly tucked away within an enviable residential environment comprising predominantly sizable individually styled homes. The neighbouring church of All Saints is of Norman origins and forms a scenic backdrop to the property.

Built to an exceptional standard within the last ten years by NHBC registered Classic Homes Oxford Limited who's exacting attention to detail is very evident and extends throughout every aspect of this stunning home. Its striking appearance is accentuated by prominent two storey gables to the front and rear elevations and an inspired two storey circular bay with strategically placed window lights, within which the circular staircase triumphs as a visual feature. Architectural elements associated with the primary residence are replicated within the design of the garage block, which being at right angles to the house reinforces the overall appeal upon entering through the electronically operated oak double gates onto the driveway.

The welcoming hallway conveys an immediate sense of proportion which is replicated throughout the property where practical lifestyle and contemporary design features combine to create a home to suit all tastes. Of particular note is the family orientated kitchen/breakfast room with a wide opening through into the dining/family room. The property also benefits from a large, triple aspect sitting room.

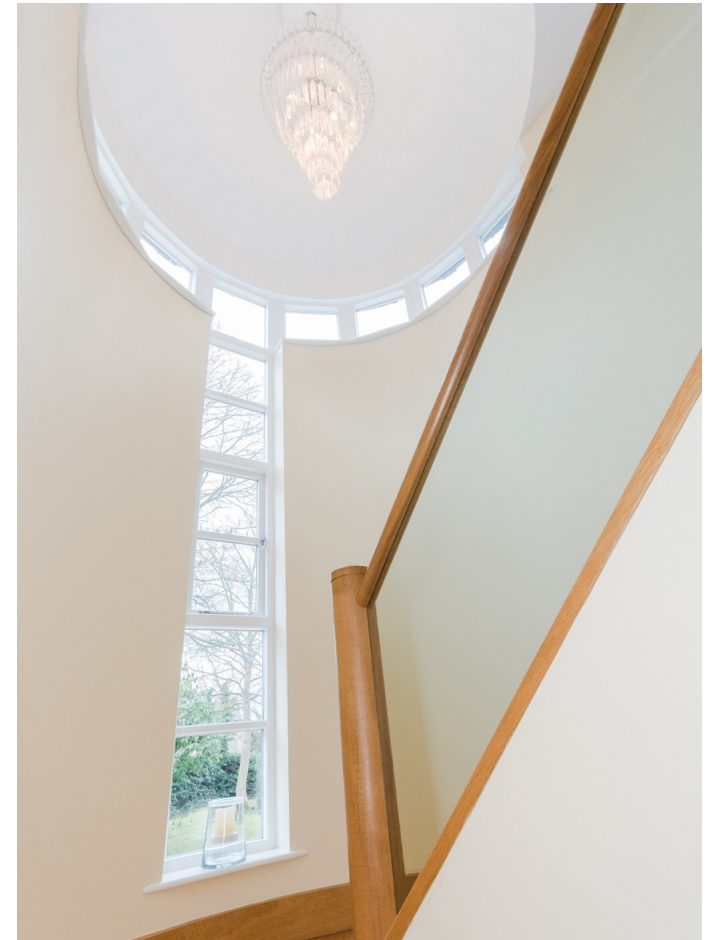
The property stands well in its appox. 1/3 acre gardens which form an attractive feature of the property. An area to the front of the property contains a variety of mature specimen trees and there is an expanse of lawn predominantly to the rear of the property with additional mature trees and a variety of shrubs. There is an extensive paved patio area immediately adjacent to the rear of the property accessible from the property via the sitting room, dining/family room and kitchen/breakfast room.

The gardens in total amount to approximately one third of an acre and are safely enclosed for children and pets with a high brick wall along its boundary with All Saints Lane.



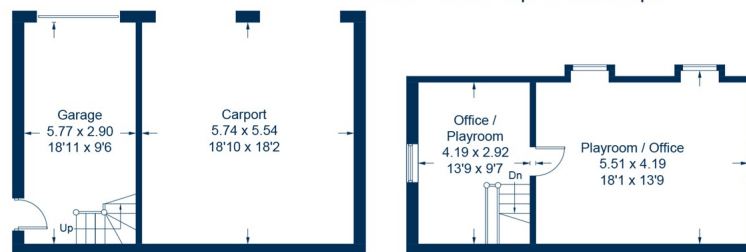
### Directions

Proceed out of Abingdon town centre in a southerly direction on Bridge Street. Continue over the bridge onto the A415 Abingdon Road. After approximately 1 mile turn right at the traffic lights and continue over the bridges to the junction with Appleford Road. Turn right into Sutton Courtenay and take a fairly blind left hand turn immediately before the Fish Public House/Restaurant into All Saints Lane follow this lane as it bears round to the right with the church on the right hand side and just after it bears left and Church View will be found on the right hand side.





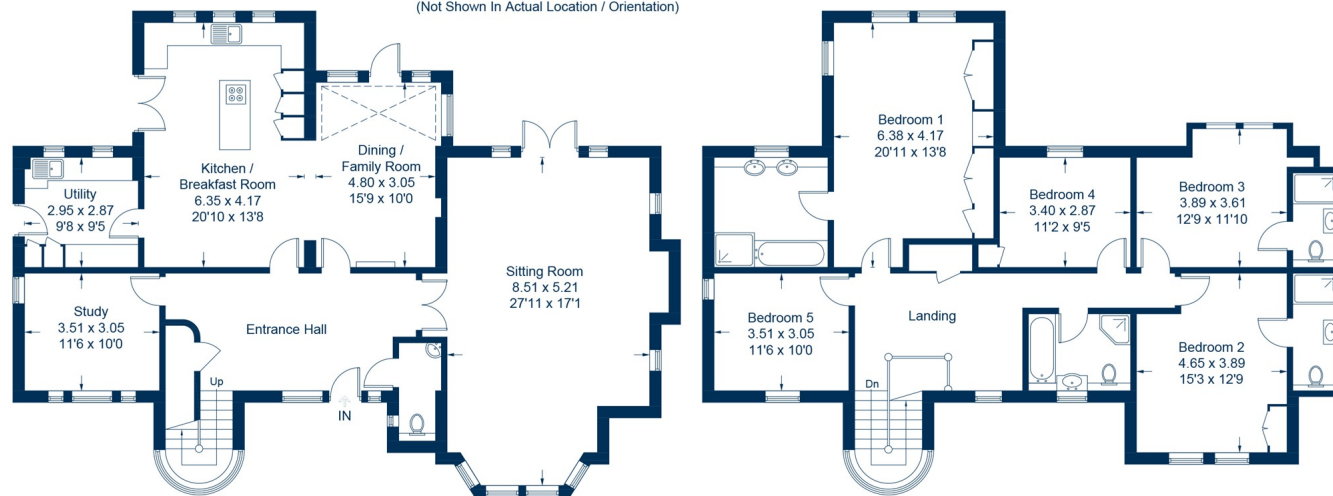
Approximate Gross Internal Area  
 Ground Floor = 135.6 sq m / 1459 sq ft  
 First Floor = 124.2 sq m / 1337 sq ft  
 Garage - Ground Floor = 16.8 sq m / 181 sq ft  
 (Excluding Carport)  
 Garage - First Floor = 36.5 sq m / 393 sq ft  
 Total = 313.1 sq m / 3370 sq ft



Garage - Ground Floor

Garage - First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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