

# 10 BEAUMONT GREEN

SUTTON • OXFORDSHIRE







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*An exceptional contemporary house  
with delightful views on the edge  
of a popular village*

Entrance hall • Sitting room • Dining room  
Family room • Study

Kitchen/Breakfast room • Cloakroom

Master Bedroom with dressing room and ensuite bathroom  
3 further double bedrooms, one with ensuite • Shower room

Far reaching views • Garden • Ample parking  
Double garage

Witney 6 miles • Oxford 7 miles (mainline railway station  
to London Paddington) • Woodstock 9 miles  
Burford 12 miles • Faringdon 15 miles  
(All distances and times are approximate)



These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.



## Situation

Sutton is an attractive village just seven miles from Oxford and close to Stanton Harcourt which has a church, two public houses, a village shop/post office and a local primary school. The house is surrounded by beautiful countryside, with a network of footpaths and bridle ways. Nearby Burford, Witney and Oxford provide comprehensive facilities, including Burford Garden Centre, Waitrose and some of the best schooling in the country in the city of Oxford and the surrounding countryside. Access to London is via the A40/M40 or by train from either Oxford, Didcot, Charlbury or Bicester.

## The House

Built by Sweetcroft Homes in 2015, 10 Beaumont Green is the last house on a small development of 10 luxury houses designed to harmonise with their surroundings, taking their design inspiration from local styles, and using natural materials in their construction. Number 10 is situated at the end of the cul-de-sac, with a south facing garden. The house has been immaculately maintained and features high end appliances, underfloor heating throughout the ground floor and the bathrooms, and air source heat pumps which are a highly efficient and low cost method of heating.

The generous entrance hall provides access to all the reception rooms including a light and spacious sitting room and dining room both of which have bi-folding doors leading out to the garden. The family room and kitchen/breakfast room connect with the dining room on either side. The second floor features a master suite with a dressing room and ensuite bathroom. There are three further double bedrooms on this floor, one of which has an ensuite shower room, and a family shower room.

## Outside

The generous rear garden wraps around one side of the house and is mainly lawned with a terrace leading from the kitchen and dining room which is ideal for alfresco dining. There is ample parking on the gravel driveway, together with a double garage with potential for ancillary accommodation, subject to planning consent.









### Directions (OX29 5AA)

From Oxford take the A40 west towards Burford turning left onto the B4449 after about 3 miles. At the next roundabout turn left signposted to Stanton Harcourt (B4449) and follow this road through the next 2 roundabouts. After about 2 miles, upon entering the village of Sutton, turn left into Beaumont Green off Sutton lane. Number 10 is the last house in Beaumont Green. If you drive through the village you have gone too far.

### Services

Mains gas, electricity, drainage and water. Heating provided by air source heat pumps.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

### Local Authority

West Oxfordshire District Council.  
Tel: 01993 861000.

Approximate Gross Internal Floor Area  
(Excluding Void)

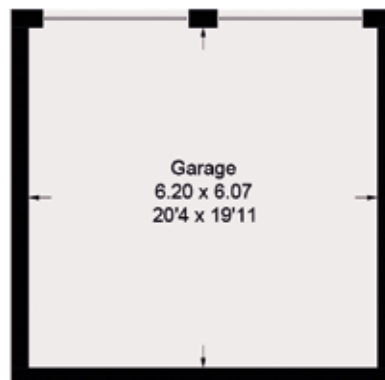
Ground Floor = 136.3 sq m / 1467 sq ft

First Floor = 117.3 sq m / 1262 sq ft

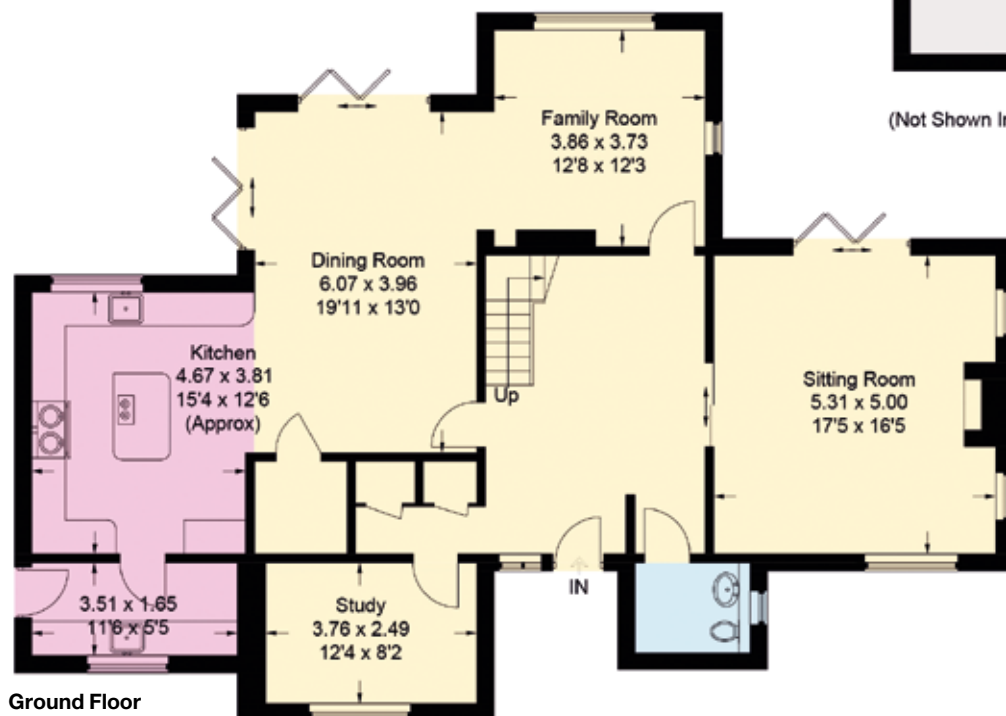
Garage = 37.5 sq m / 404 sq ft

Total = 291.1 sq m / 3133 sq ft

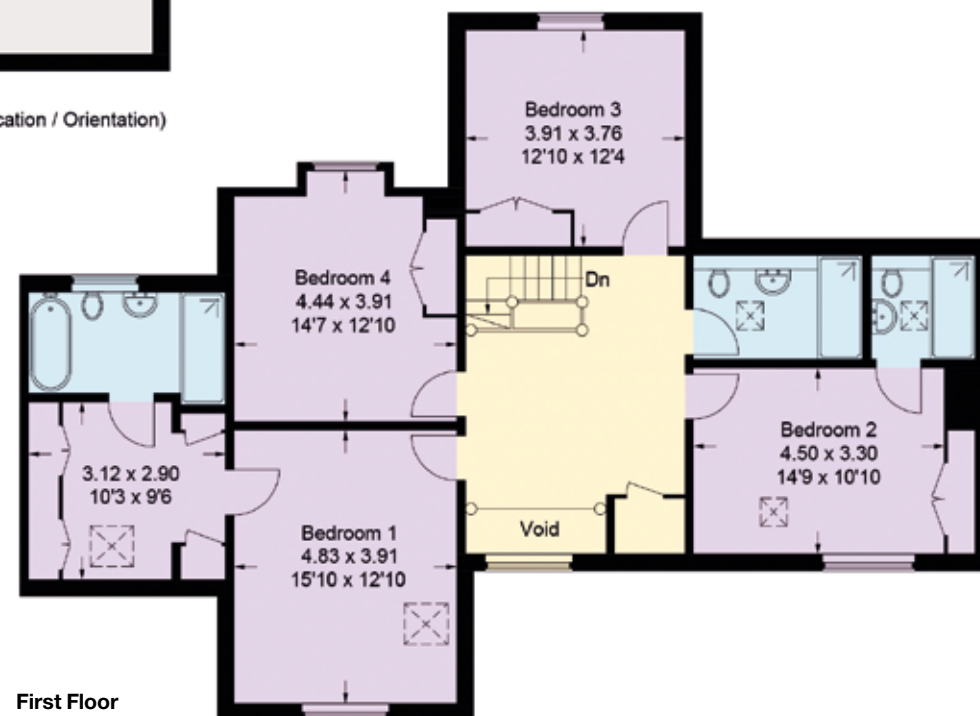
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	88



