



**Willow Bank**

Sutton Lane, Sutton, Witney, Oxfordshire OX29 5RY

**PENNY & SINCLAIR**

## Willow Bank Sutton Lane, Sutton, Witney, Oxfordshire

### HEADER

Willow Bank is an established four bedroom, detached house set in a generous plot of .41 acre. The property has been sympathetically extended and remodelled and now provides versatile family accommodation arranged over two floors. The entrance hall with cloakroom opens to a generous sitting room with a wood burning stove and beyond this there is a large home office with separate access door to the outside. The formal dining room leads through to a well fitted kitchen/ breakfast/ family room with doors to the garden and beyond this there is a utility room and a rear lobby/boot room. On the first floor there are four bedrooms, a family bathroom and an ensuite shower room to the super master bedroom.

Outside the property benefits from a large garden to one side, ample driveway parking and there is potential and space for a double garage.

### LOCATION

Sutton is a charming Hamlet comprising pretty, stone-built, thatched cottages and a number of stylish new homes. It is situated just 0.5 miles from the village of Stanton Harcourt which has a Primary School, Church and Public House and is 3 miles from the much larger village of Eynsham which has an extensive range of facilities including the well regarded Bartholomew School. The market town of Witney provides a more extensive range of high street and independent shops including Waitrose, M&S and Debenhams and a multi-screen cinema. The University City of Oxford is only 9 miles away catering for more specialist needs and many excellent schools. Cokethorpe Independent School is just 5 miles away and the many well-reputed schools in Abingdon just 13 miles.

Communications are excellent by road and rail with easy access to the A40 and M40 via the A34. Train stations at Oxford 8 miles (London Paddington approx 1 hour) and the recently opened Oxford Parkway 8 miles (London Marylebone approx. 1 hour).

### DIRECTIONS

Leave Oxford in a westerly direction along the A40, and continue for approx 3.5 miles turning left at the Eynsham roundabout on to the B4449. Follow the signs for Standlake and Stanton Harcourt and after about three miles you will enter the hamlet of Sutton. Turn left into Sutton Lane signposted 'Sutton Village Only' and Willow Bank will be found on the right hand side just around the second bend.

### SERVICES

Mains electricity, water and drainage. Oil Fired central heating.

### FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

### TENURE & POSSESSION

The property is freehold and is offered with vacant possession upon completion.

### DISTRICT COUNCIL

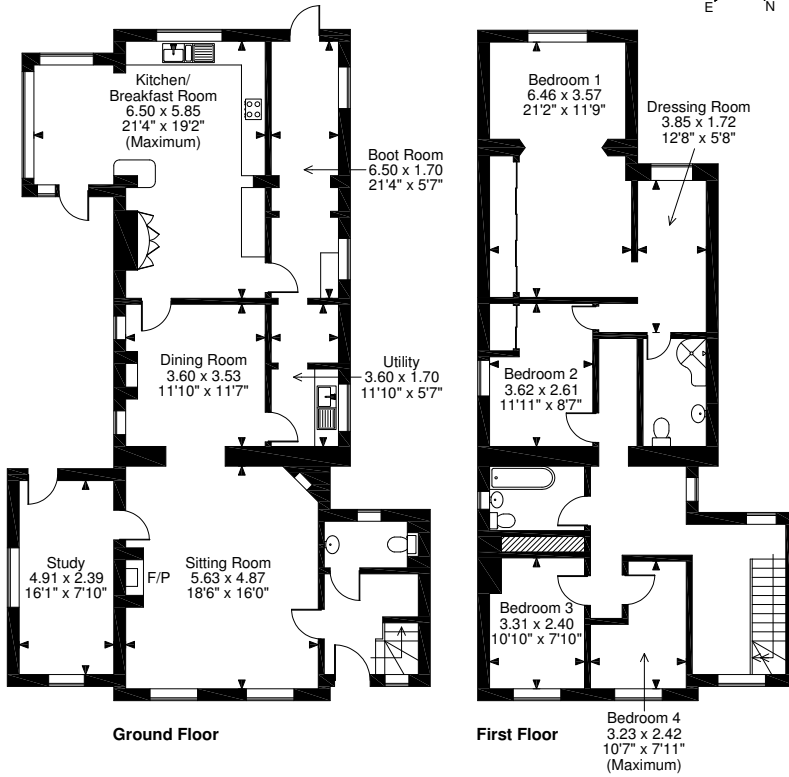
West Oxfordshire District Council. Woodgreen, Witney, Oxfordshire OX28 1NB. Tel:-01993 861000

### VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair 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.



Approximate Gross Internal Area  
2192 Sq Ft/204 Sq M



## AGENTS CONTACT DETAILS



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