



Peewit Farm, Sutton Courtenay, OX14 4HB

£1,250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An all embracing 5-bedroom detached family residence of genuine distinction & considerable quality. Standing prominently in slightly elevated circa 1/3rd acre landscaped gardens, with far reaching views over open countryside to the front, in an extremely well located semi-rural environment & providing a compelling range of impressive attributes. This utterly bespoke family residence has been thoughtfully, comprehensively & imaginatively re-furbished throughout, with practical, contemporary & lifestyle elements. The aforementioned is complimented by well planned, generously proportioned, light & airy accommodation, with many triple and double aspect rooms taking utmost advantage of its unique setting.

Upon entering the welcoming hall conveys an immediate impression of space and well-being. The fabulous kitchen/breakfast room with Nobilia crafted wall and base cupboards with quality work surfaces, Quooker boiling & chilled water tap, integrated wine fridge, dish washer & Rangemaster 5 hob cooking range with coordinating extractor hood, opening through to an impressive dining/family room with vaulted ceiling & double doors leading out to the sizeable southerly rear garden patio. In addition to two further separate rooms there is an invaluable walk-in boot room/coat room, separate utility & stylish cloakroom. The master bedroom provides a sumptuous en-suite and walk in wardrobe. Of the four additional bedrooms, three are king size & the fourth a generous single, which being adjacent to the master bedroom would make a perfect dressing room, or study. The separate shower room & additional bathroom, as with all the wet rooms provides extremely stylish white sanitary ware with chrome furnishings. Fireplaces & exposed beams have been retained as a nod to its origins.





## Key Features

- Circa 2745 sq ft accommodation
- Gas central heating to radiators
- Double glazing
- Oak interior doors and feature staircase
- Council Tax Band: E
- EPC Rating: C



## The Location

The gently undulating gardens are laid predominantly to lawn and wrap around the front, side and south westerly rear of the property, with a variety of trees, shrubs, and extensive patio area. Oversize timber shed/garden store/workshop.

Semi-rural but by no means isolated.

Less than a mile to the east of Drayton and even less to the west of Sutton Courtenay, a highly regarded and much sought after Thameside village providing a number of amenities catering for most everyday needs including grocery store, parish church, primary school and three restaurant/pubs.

Didcot is within 4 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

The historic Thameside market town of Abingdon is within 3 miles proving more comprehensive shopping and recreational amenities, in addition to its excellent choice of both independent and state schools, catering for all ages.

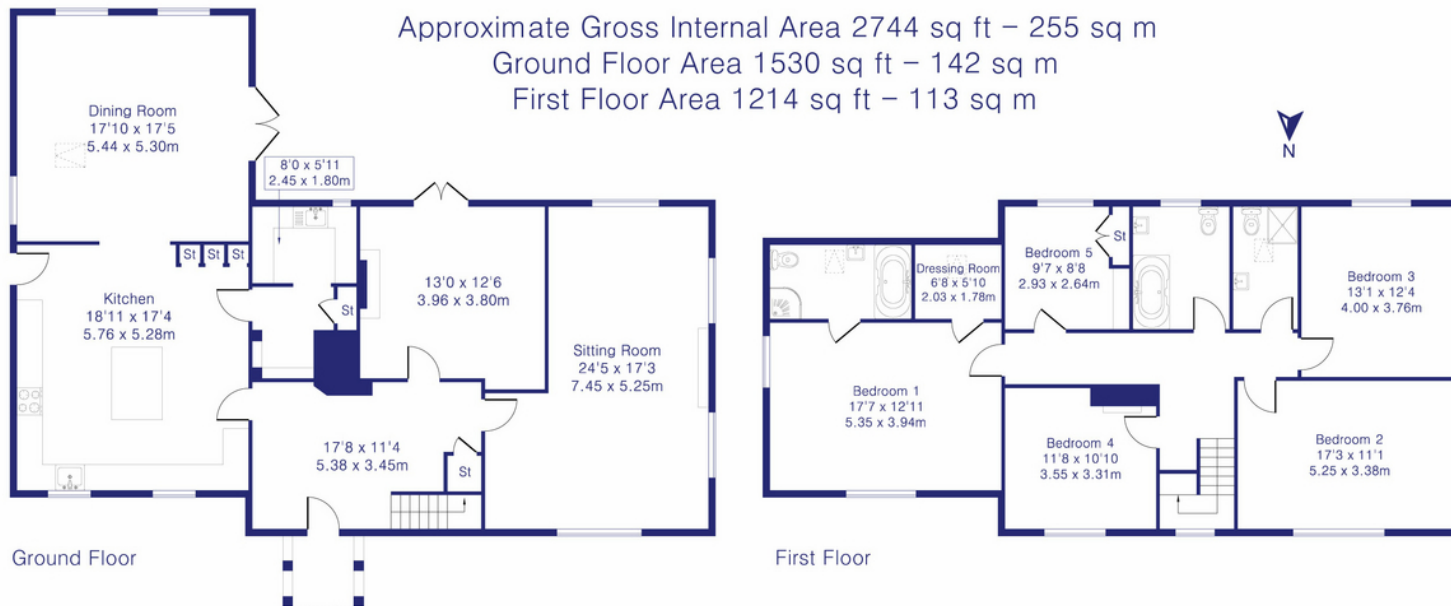
The nearby A34 is easily accessible, connecting northbound to Oxford and the M40, Southbound to the M4



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