



Bekynton House, Sutton Courtenay, OX14 4AE

Guide Price £995,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Bekynton House is a distinguished 17th-century home, occupying an enviable position on the village green in one of South Oxfordshire's most desirable locations. Steeped in history, the property showcases architectural elements from the 18th century, including its striking stone façade, while a late Victorian northern wing adds further character. Offering 3,650 sq. ft. of versatile living space across three floors, this exceptional home combines period charm with modern functionality, making it an ideal choice for discerning buyers.

The interior retains many original features, including exposed beams and a brick inglenook fireplace, evoking a sense of warmth and history. Thoughtfully arranged living spaces provide flexibility, whether for family life, entertaining, or remote working. The property is surrounded by approximately 0.25 acres of private walled gardens, offering a peaceful retreat with mature planting and outdoor seating areas.

Bekynton House enjoys an open aspect to the front, overlooking the green, mature trees, the village church, and local pubs, enhancing its idyllic setting. The property benefits from excellent transport connections, providing easy access to London and major business hubs.



A rare opportunity to acquire a home of such historical significance in a prime village setting, Bekynton House is ready for its next chapter.



Key Features

- Prime Position - on The Green, the heart of this sought-after village for over a thousand years. A short stroll from three pub/restaurants, the Norman church and the River Thames.
- Period village house - dating from the 17th century with character features (beams and an inglenook fireplace), plus later stone facade and Victorian wing.
- Spacious living- 338 sq m (3650 sq ft) across three floors
- Versatile accommodation - for a family (with room for a nanny/au pair) and/or professionals working from home
- Walled gardens - approximately 0.25 acres of landscaped outdoor space
- Excellent connectivity - convenient road and rail links to Oxford, Reading and London (just 37 minutes by train to London Paddington)
- Council Tax Band G - EPC Rating E



The Location

Bekynton House is located in one of South Oxfordshire's most sought-after Thames-side villages, offering a perfect blend of historic charm and modern convenience. The village is known for its strong sense of community, providing an idyllic setting for both professionals and families. The property enjoys a prominent position on the village green, surrounded by mature trees, the local church, the abbey, and several charming pubs, creating a tranquil and welcoming atmosphere.

The village itself boasts a rich history, with many period properties and a well-preserved local heritage. Residents enjoy easy access to a range of amenities, including independent shops, local cafés, and a variety of recreational facilities. Nearby market towns provide excellent schools, medical services, and supermarkets, ensuring that everyday needs are met with ease.

The location offers quick and easy access to major road links, including the A34, M40 & M4, providing seamless routes to Oxford, Reading, and London. Rail services from Didcot Parkway offer a direct line to London Paddington.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Non allocated.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Approximate Gross Internal Area 3648 sq ft - 338 sq m



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