



Drayton Road, Sutton Courtenay, OX14 4HA

Guide Price £1,695,000 Freehold

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SALES LETTINGS





The Property

Rose Lodge is an impressive and expansive family residence set within the tranquil village of Sutton Courtenay. This elegant property, which dates back approximately 90 years, boasts a wealth of distinctive design elements, including unique window styles and thoughtfully angled interiors that contribute to its exceptional character.

Upon entering, you are greeted by a large, inviting entrance hall that leads to a study, a spacious sitting room, and a fully equipped kitchen with an adjacent utility room, all designed to provide both comfort and functionality. The sitting room seamlessly connects to the dining room, creating an ideal flow for both family living and entertaining. The lower level, previously a tandem garage, has been cleverly converted into a dedicated exercise room and wine cellar, offering versatile additional space.

The first floor accommodates five generously proportioned bedrooms, including a luxurious master suite with an en-suite bathroom and a separate dressing room. Two well-appointed family bathrooms cater to the remaining bedrooms. A converted loft room adds further flexibility, ideal for use as a hobby space or a teenager's retreat.

Rose Lodge is set within approximately 0.75 acres of beautifully landscaped gardens, providing an abundance of outdoor space. The property is accessed via an in-and-out driveway and includes a double garage, adding further practicality.





Key Features

- Elegant 90-year-old family home with distinctive character features
- Five spacious bedrooms, including a luxurious master suite
- Versatile living spaces including study, exercise room, and wine cellar
- Beautifully landscaped gardens extending to approximately 0.75 acres
- Prime village location with excellent community atmosphere
- Access to outstanding local and independent schools
- Excellent transport links to Oxford, Didcot, and London
- In-and-out driveway with double garage and ample parking



The Location

Rose Lodge is located in the highly desirable village of Sutton Courtenay, Oxfordshire, offering a tranquil rural setting while benefiting from excellent transport and educational connections. The village is renowned for its charming atmosphere and strong sense of community, providing an ideal environment for families and professionals alike.

Educationally, Sutton Courtenay offers access to a range of esteemed local schools, including the well-regarded Sutton Courtenay Primary School. In addition, the nearby Abingdon School, a prestigious independent school, is just a short distance away, providing outstanding educational opportunities for both boys and girls. The area is also home to several excellent secondary schools and further educational institutions in the nearby towns of Abingdon and Oxford, ensuring a comprehensive selection of options for families.

For those commuting or seeking easy access to nearby towns and cities, the location offers superb transport links. The property is within close proximity to the A34, a major route connecting Oxford, Didcot, and the M4, providing straightforward access to Oxfordshire's key towns and the wider motorway network. Didcot Parkway railway station, a short distance away, offers direct services to London Paddington, making it a highly convenient location for professionals commuting to London or other major cities. Additionally, Oxford's comprehensive transport infrastructure, including Oxford Parkway and the Oxford Bus Station, is easily accessible, providing a wide range of travel options.

This prime location offers the perfect balance of peaceful village living, top-tier educational choices, and exceptional transport links, making Rose Lodge an ideal home for those seeking a well-connected yet serene lifestyle.



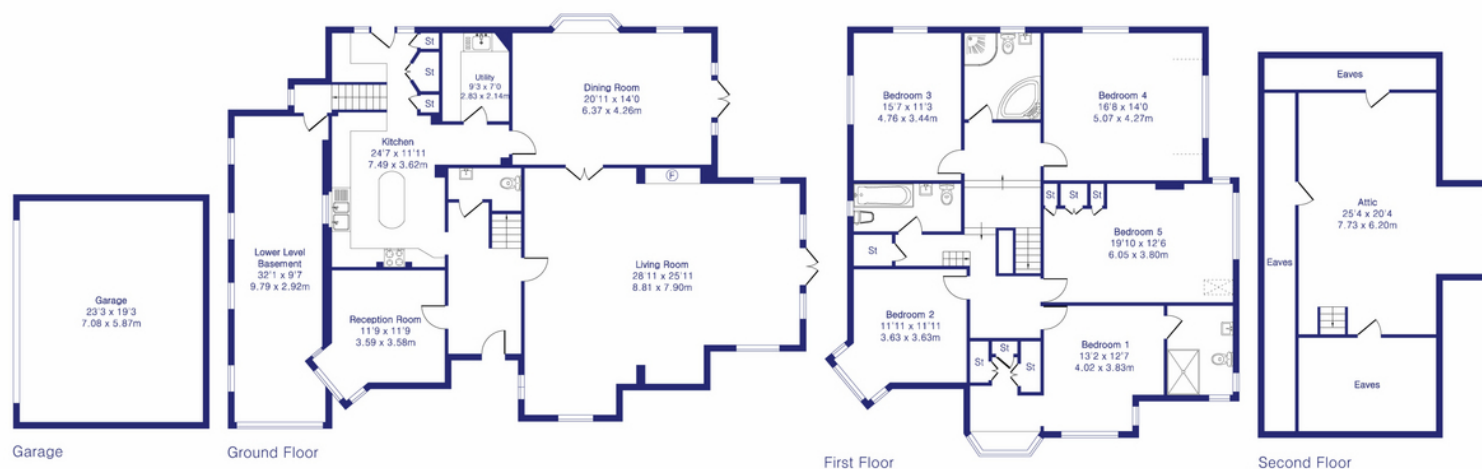
Approximate Gross Internal Area 4518 sq ft - 420 sq m

Ground Floor Area 1974 sq ft – 183 sq m

First Floor Area 1530 sq ft – 142 sq m

Second Floor Area 567 sq ft – 53 sq m

Garage Area 447 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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