



Drayton Road, Sutton Courtenay, OX14 4HA

Guide Price £1,600,000 Freehold

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SALES LETTINGS





The Property

Rose Lodge is an impressive family home set in the tranquil village of Sutton Courtenay. Dating back around 90 years, this elegant property features distinctive window styles and angled interiors that give it unique character.

A spacious entrance hall leads to a study, large sitting room, and fully equipped kitchen with utility room—designed for comfort and functionality. The sitting room flows into the dining room, ideal for family life and entertaining. A former tandem garage has been converted into an exercise room and wine cellar, adding versatile lower-level space.

Upstairs, there are five generous bedrooms, including a master suite with en-suite and dressing room. Two family bathrooms serve the remaining rooms, and a converted loft offers flexible space for hobbies or as a teenager's retreat.

Set within 0.75 acres of landscaped gardens, Rose Lodge also features an in-and-out driveway and double garage, offering ample parking and practicality.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Double garage & private driveway.
- 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.





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.



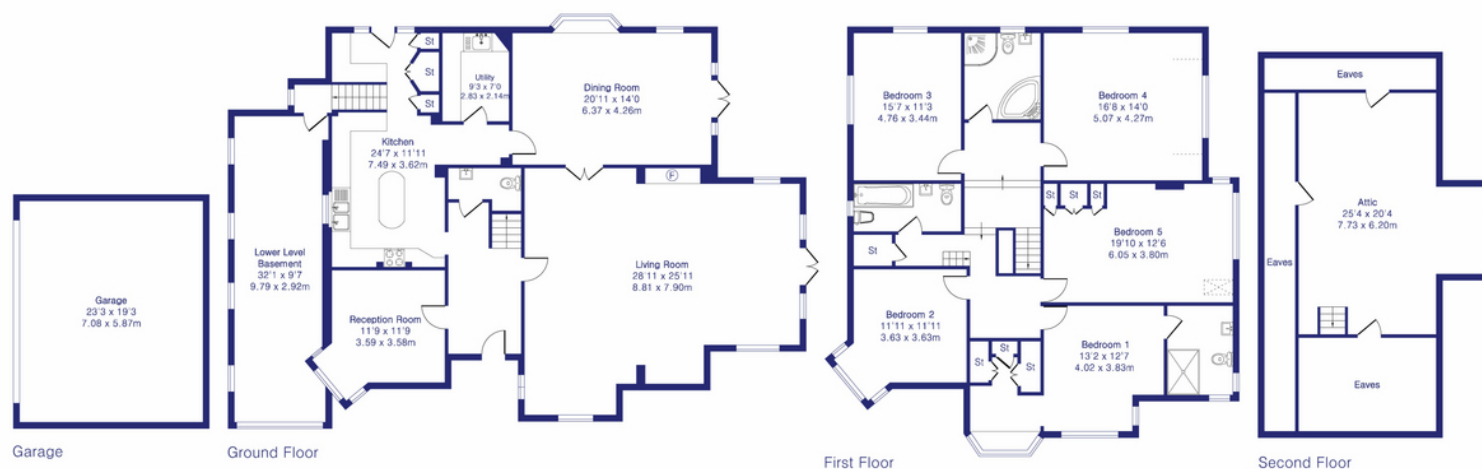
Approximate Gross Internal Area 4518 sq ft - 420 sq m

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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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

