



Lady Place, Sutton Courtenay, OX14 4FB
£1,000,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A desirable 5 bedroom detached family residence, quietly tucked away atop a long driveway within this highly regarded and much sought after no-through road comprising a distinctive range of similar calibre homes within this gated 'Lady Place' development by Messrs Berkeley Homes, in the heart of this scenic and extremely well located Thameside village.

Berkeley Homes renowned reputation for bespoke high quality developments, is very much in evidence throughout this fine home, with high ceilings and an impressive specification contributing to its overall appeal. Immediately upon entering, the welcoming hall and part galleried landing conveys an immediate sense of arrival and well-being.

There are three separate reception rooms, including 22'4 triple aspect sitting room, in addition to a fabulous 16'3 kitchen and 10'10 breakfast room. Separate utility and cloakroom. Five first floor bedrooms, three with built in wardrobes and two with en-suites, the master bedroom en-suite having a bath and shower cubicle, wash basin and WC.

The rear garden is laid primarily to lawn with well stocked flower and shrub borders. Fencing and an established green screen provides a high degree of privacy.





Key Features

- Square paned double glazed windows
- Gas central heating to radiators
- Ample parking and double garage
- Simply must be seen
- Council Tax band: G
- EPC rating: C



The Location

Lady Place is situated just off the high street, which itself conveys an extremely scenic street scene, comprising an eclectic range of historic and architecturally interesting homes, combining to create a lovely visual experience.

Sutton Courtenay is deserving of being considered one of South Oxfordshire's most sought after villages in which to reside, with a range of amenities catering very adequately for its local and neighbouring community, including three gastro pub/restaurants!

Abingdon-on-Thames is a thriving medieval market town, within 3 miles, and provides more comprehensive schooling, shopping and recreational amenities.

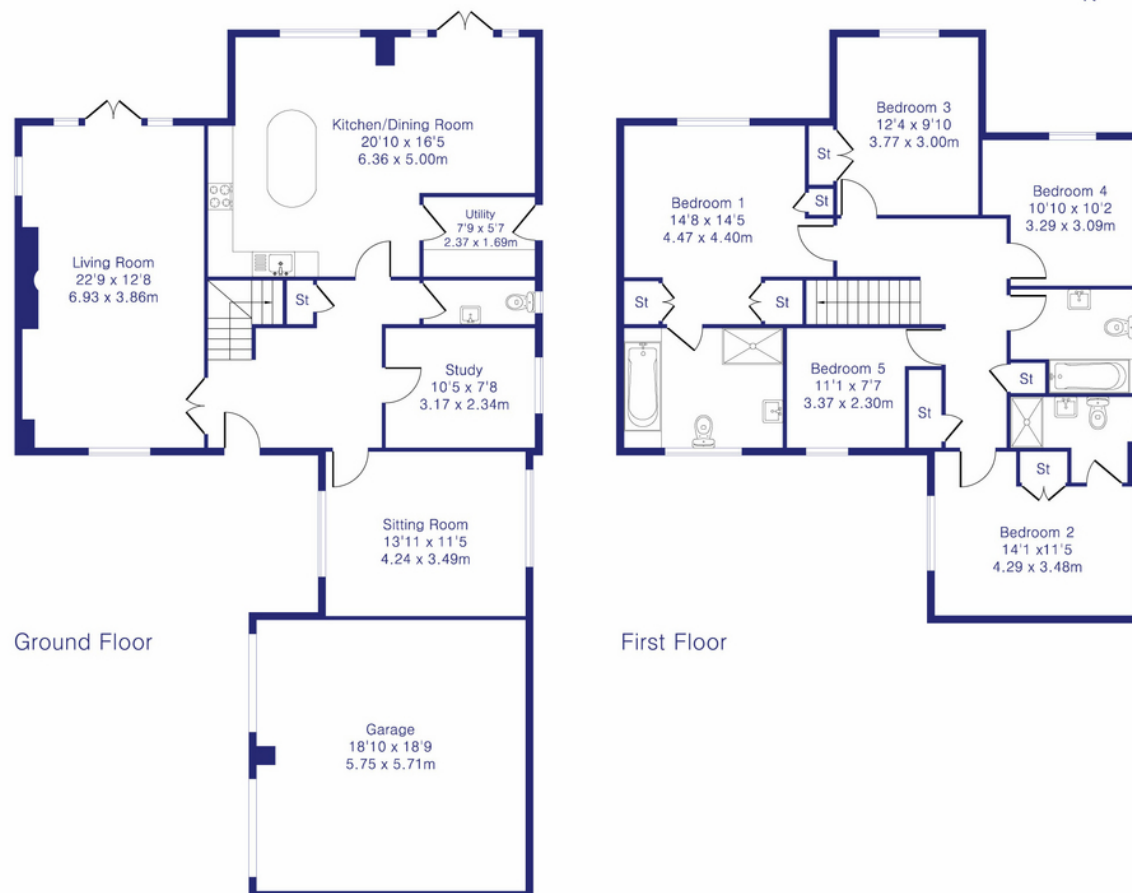
For commuters, Didcot parkway is within 4 miles, providing a regular mainline connection to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 2463 sq ft - 229 sq m

Ground Floor Area 1449 sq ft – 135 sq m

First Floor Area 1014 sq ft – 94 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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