



Drayton Road, Sutton Courtenay, OX14 4AJ

Offers In Excess Of £1,000,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

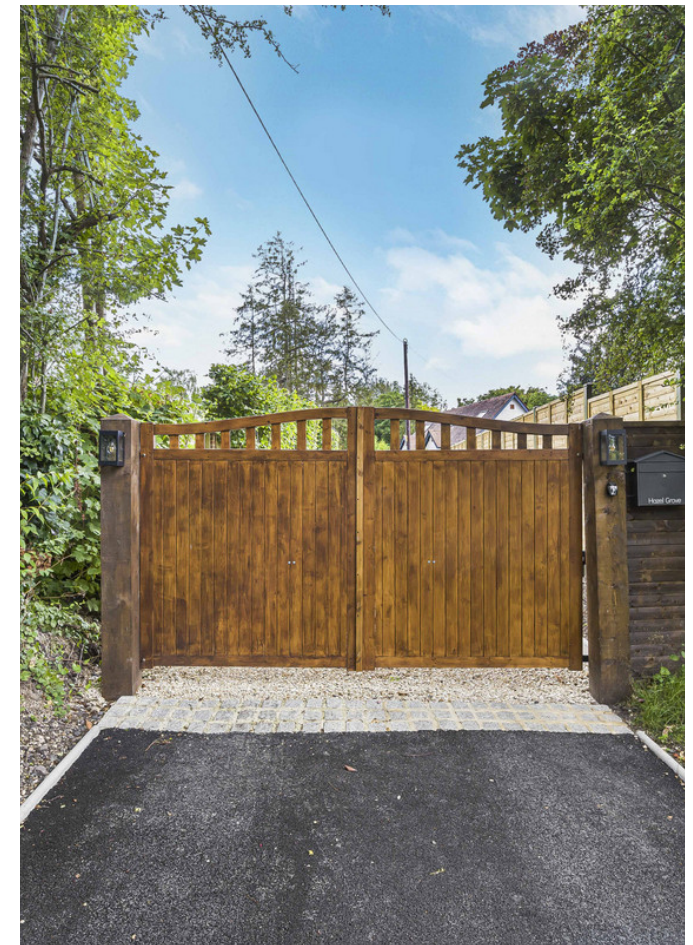
Approached by a long gated driveway in a particularly private leafy setting, is this completely renovated five double bedroom detached home offering in excess of 2400sq ft of well-appointed accommodation with extensive driveway parking and an exceptional 24ft main reception room.

This well located property dates back to the early 1900's and boasts features indicative with that period such as high ceilings. The property is positioned nicely within its plot and comprises entrance hall with tiled floor, 24ft lounge with wood-burning stove and floor to ceilings windows, dining room, re-fitted kitchen, utility room, two modern bathrooms, three double bedrooms and study/sixth bedroom. On the first floor there are two large double bedrooms.

To the front of the property electric gates give access to a long gravelled driveway, which offers extensive parking for multiple vehicles. A large lawned plot sits predominantly to the rear and enjoys both a large porcelain patio and established surroundings with mature trees.

For the finish, plot and location to be fully appreciated; the property must be viewed.





Key Features

- 2400sq ft of completely modernised and renovated accommodation
- Five double bedroom detached house
- Long driveway, accessed via electric gates offering extensive parking
- Large garden in a particularly private setting, surrounded by lovely mature trees
- 24' living room with wood-burning stove
- No onward chain
- Highly desirable village of Sutton Courtenay
- Drawing image shows option for adapting the first floor accommodation



The Location

Sutton Courtenay is a highly regarded Thameside village praised for its many historic and architecturally interesting homes interspersed with open greens contributing to its very aesthetically pleasing street scenes. The village offers a number of facilities catering adequately for its close-knit community. Abingdon-on Thames is within 5 miles, offering comprehensive shopping, schooling and recreational amenities. There is quick and easy access to the nearby A34 connecting northbound to Oxford and the M40 and southbound to the M4. For commuters Didcot Parkway is within 4 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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Approximate Gross Internal Area 2415 sq ft – 224 sq m
Ground Floor Area 1548 sq ft – 144 sq m
First Floor Area 867 sq ft – 80 sq m



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