

Himalayan House

Abingdon, Oxfordshire





A modern family home with versatile living accommodation located within the well-linked village of Sutton Courtenay.

Abingdon 3 miles, Didcot 3.5 miles (mainline railway station to London Paddington 45 minutes), Wallingford 8.8 miles
Oxford 14 miles, Henley 22 miles (All distances and times are approximate).



Summary of accommodation

Main House

Ground floor: Entrance Hall | Reception Room | Kitchen/Dining room | Study | Utility | Bedroom 5 | Shower room

First floor: Principal bedroom with built-in wardrobes and en suite | Bedroom two with en suite | Two further bedrooms
Study/bedroom | Family bathroom

Annexe

Kitchen | Bedroom | Ensuite shower room

Garden and Grounds

Garage | Parking | Lawn | Patio

Situation

Times and distances are approximate.

The property is situated in Sutton Courtenay, one of the oldest parishes in the southeast of Oxfordshire on the south bank of the River Thames. It offers many amenities, including a parish church dating from Norman times, two local shops, and three public houses near the village green. A focal point of the charming village is the many fine historic houses such as The Manor House, The Abbey, and the Norman Hall.



The village is well-placed for communications and stations, with Didcot Parkway 4 miles away, and it has a fast and frequent service to London Paddington in approximately 40 minutes. Milton Park, Culham & Abingdon business parks are nearby.



The nearby towns of Abingdon, Oxford, and Didcot offer extensive shopping facilities and other recreations, theatres, cinemas, and an excellent range of restaurants.



Local primary schools include Abingdon School, St. Helen & St. Katharine, Our Lady's Convent, Radley College, The Manor Preparatory School, Abingdon Preparatory School along with Cothill, Chandlings, the Europa School at Culham, Headington, St Edward's, Oxford High, The Dragon and other Oxford Schools.



The Property

A substantial five/six bedroom detached family home, with a separate annexe offering approximately 3116 sq ft of flexible living space. Set down a no-through lane, Himalayan House is in a desirable location in a conveniently located village that is excellent for commuting to Milton Park, Didcot, Oxford and London.

The home features a large entrance hall with solid oak flooring leading to a spacious sitting room with a bay window and fireplace, a cosy family room/study, and a versatile ground-floor bedroom with an adjoining shower room. The heart of the home is the open-plan kitchen/dining room, stylishly refitted with granite countertops, built-in appliances, and underfloor heating. Upstairs, the principal bedroom includes fitted wardrobes and an en suite bathroom, while three additional bedrooms, a study and a family bathroom complete the first floor. There is also a fully boarded loft with Velux windows, which the current owners have used as a playroom.

The self-contained annexe benefits from a kitchen, and en suite bedroom is ideal for guests, teenagers, or potential rental income. The annexe is currently let.

The property has well-screened front and rear gardens. There is ample parking and a garage.





FLOOR PLAN

Approximate Gross Internal Floor Area
 Ground Floor: 104 sq m / 1,123 sq ft
 First Floor: 98 sq m / 1,055 sq ft
 Loft Area: 50 sq m / 543 sq ft
 Annexe Ground Floor: 33 sq m / 358 sq ft
 Annexe First Floor: 24 sq m / 250 sq ft
 Total Area: 309 sq m / 3,329 sq ft



PROPERTY INFORMATION



Property Information

Services:

Gas central heating, mains water, mains electrics and mains drainage

Tenure:

Freehold.

Council Tax Band:

G

What3Words:

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Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

knightfrank.co.uk

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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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