



14 Southfield Drive, Sutton Courtenay OX14 4AY

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# 14 Southfield Drive

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**A stunning detached residence extended and comprehensively renovated to now provide a wonderful, hi-specification family home within the heart of this highly sought-after Thames side village.**

### Location

Southfield Drive is a small select cul-de-sac comprising of predominantly substantial detached family homes providing a very appealing overall setting. Sutton Courtenay is an attractive Thames-side village offering a good variety of shops including general store, post office, newsagents, several public houses, primary school, church and garage. Regular buses run to and from the village to Oxford (circa. 12 miles), Abingdon (circa. 3 miles) and surrounding towns including Didcot (circa. 5.5 miles), which provides a mainline station with a direct line to London Paddington for commuters.

### Directions what3words – wonderfully.hint.safety

Leave Abingdon town centre via Bridge Street and after approximately one mile turn right immediately before the Wagon & Horses public house, sign posted Sutton Courtenay. Continue over the bridge and at the following 'T' junction turn right onto the Appleford Road. Continue for approximately one mile before turning left onto the High Street, which leads into the centre of the village. Continue along the High Street and just before the mini-roundabout turn right onto Southfield Drive, where the property is found a short way down on the right hand side.



- Inviting entrance hall (featuring ceramic hard tile flooring with underfloor heating - extending throughout the ground floor) leading to newly fitted cloakroom
- Stunning double aspect living room with engineered wood flooring, attractive fireplace with fitted cast iron log burning stove and bi folding doors opening onto the landscaped gardens
- Fabulous, newly fitted double aspect social kitchen with part vaulted ceiling, featuring quartz worksurfaces, built in appliances and dining space with bi-folding doors opening onto the gardens.
- Large, versatile utility/store to the front aspect
- Striking master bedroom suite with vaulted ceiling, built in wardrobes and contemporary en-suite shower room with under floor heating
- Three further spacious bedrooms, all with built-in wardrobes complemented by a newly fitted family bathroom.
- Externally the property benefits from ample driveway parking and fully enclosed, landscaped gardens offering excellent degrees of privacy

4  bedrooms

2  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



Fabulous kitchen/dining room with part vaulted ceiling incorporating stylish selection of newly fitted floor and wall units complemented by several built in electrical appliances



Stunning and very spacious first floor master bedroom, featuring high vaulted ceiling, extensive built-in wardrobe cupboards and four piece en-suite bathroom









## Southfield Drive, OX14

Approximate Gross Internal Area = 136.2 sq m / 1466 sq ft  
Garage = 10.2 sq m / 110 sq ft  
Total = 146.4 sq m / 1576 sq ft  
Shed = 5.0 sq m / 54 sq ft  
Garden / Driveway Area = 142.7 sq m / 1536 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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