



Peewit Barn
Drayton Road | Sutton Courtenay | Abingdon | Oxfordshire | OX14 4HB

PEEWIT BARN

A stunning barn-style detached home with attractive timber A-frame vaulted roofline. Features underfloor heating, 1.01 acre garden & pony paddock and stabling, four bedrooms, two ensembles, family bathroom and double garage & workshop with a studio above. Planning previously approved (P16/V2508/HH) for conversion of garage workshop, and addition of detached garages. London via Didcot.





GROUND FLOOR

Front porch with a pitched tiled roof and timber gable to front door leading to an impressive and welcoming 35' 4" ft living room with A frame exposed timbers and wall lighting. Beautiful warm natural timber flooring with under floor wet heating system found in both main principal reception rooms. And hard wired 5.1 surround system to both reception rooms.

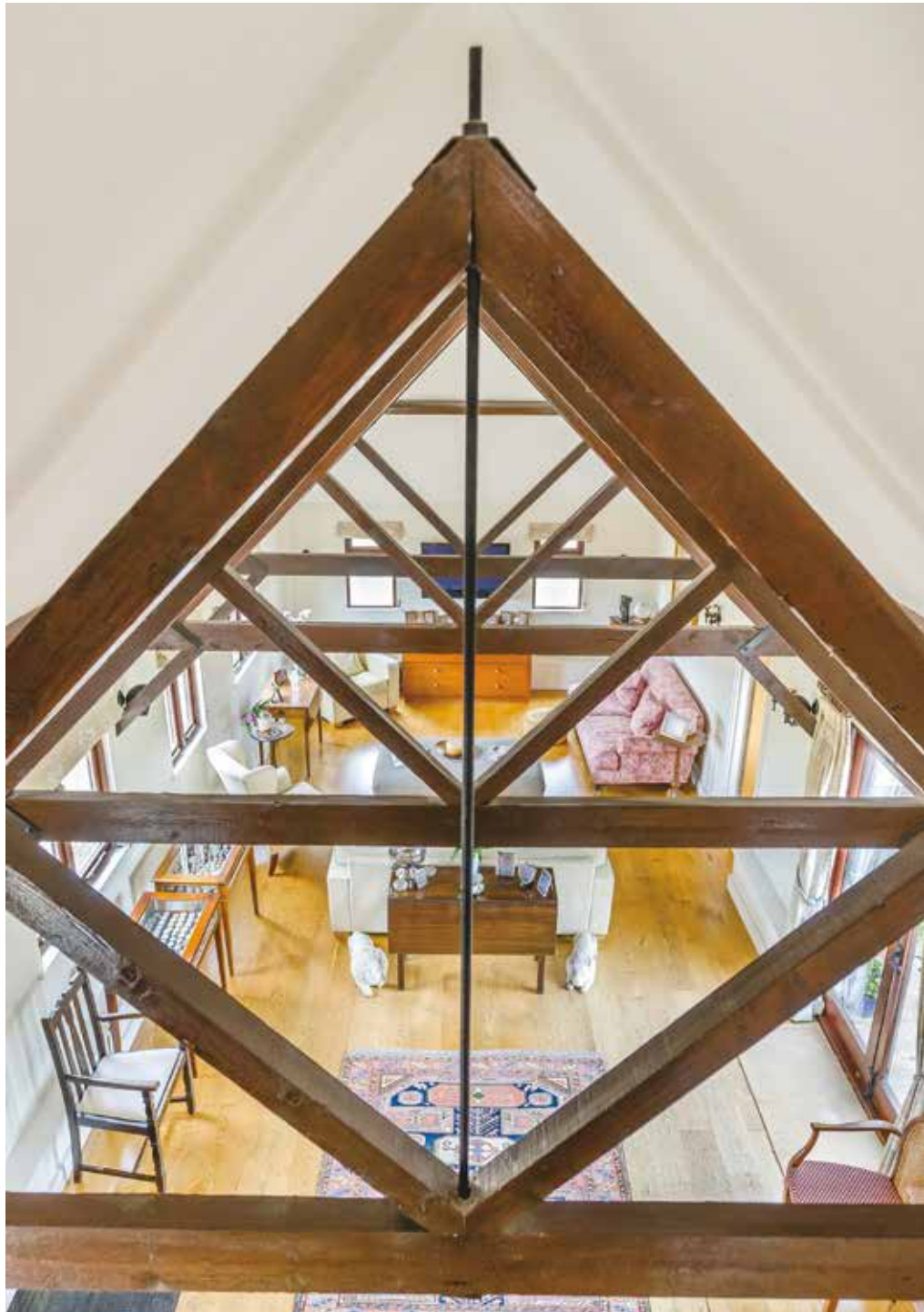
The three ground floor bedrooms all lie within the west wing of the property and are accessed by the inner hallway with windows to the rear and radiator. Traditional oak braced and latched doors throughout add to the traditional look and feel. The first room we come to on the right is a double bedroom, with radiator and window to the front. A further bedroom four, currently fitted with bespoke wardrobes used as a dressing room and has a radiator and window to front. These two rooms are served by a luxury family bathroom with tiled floor, bath with mixer tap shower and glazed side panel, heated ladder style chrome towel rail, wc, vanity unit with circular sink unit, shaver point, extractor and opaque window to the side.

The principal bedroom suite, a double aspect room, offers vaulted ceilings, floor to ceiling glazed windows, doors to the rear southerly terrace and gardens, timber features to ceiling and high-level oak storage door. The ensuite comprises tiled floor, double shower with mosaic floor to ceiling tiling and rain shower head, designer large stone basin with tiled splashback, wall mounted close coupled Geberit wc and a chrome heated towel rail.

Heading back into the living room an oak braced door leads to the kitchen/dining room and utility room. There is underfloor heating and tiled flooring whilst to the far end of the room there are double glazed doors with fixed glazed side panels and glazed panels above, and double doors from the kitchen room to the terrace. The vaulted ceiling and timber details make this open plan kitchen, dining and snug space a delight with three Velux roof lights adding even more natural light. The kitchen is from John Nicholls of Banbury. Neff appliances include an American style brushed stainless steel fridge freezer, (by separate negotiation) integrated coffee machine, warming draw, microwave, and dishwasher. The kitchen also offers a Sigma Range cooker by Britannia (available by separate negotiation) with 6 gas burners and gas chef griddle, and two electric ovens below. Miele chrome chimney extractor above and a breakfast bar to one end denotes the current dining area. There is ample space to have a snug and a dining table making this room a most popular focal point of the home, especially as two pairs of double doors lead directly to a large terrace for entertaining and family gathering, or just a cold drink enjoying the midday.









SELLER INSIGHT

“ As a family we are ready for the next adventure which sadly means leaving this beautiful Barn which has been our home for almost 18 years.

The location is ideal for accessibility to the A34, M4 and M40, but also a sense of Village community with a short walk to the local pubs. The choice of great schools has been an additional bonus.

We fell in love with the layout and large spacious reception rooms which are filled with natural daylight and the views out to the paddock from the rear elevation have always been a joy. High ceilings and original beams have always had the wow factor when you walk through the doors, the space a surprise once you are inside.

The outdoor space is large and secure for animals and children alike, the outdoor patio, a sun trap is a place for relaxing or entertaining.

The kitchen has been the main hub, and we hope we can replicate this with our next move

If we could pick this property up and move with it that would be the perfect solution, as it ticks all the boxes, if only!”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













FIRST FLOOR

With spiral staircase to the western end of the living room giving access to a guest bedroom with copious eaves storage and two hanging rails and Velux windows to the south overlooking the garden and paddock/stabling. The ensuite has tiled floor, bath with mixer taps and part tiled walls, heated chrome towel rail, wc, pedestal hand basin, extractor fan and a triangular gable window feature and Velux roof light.





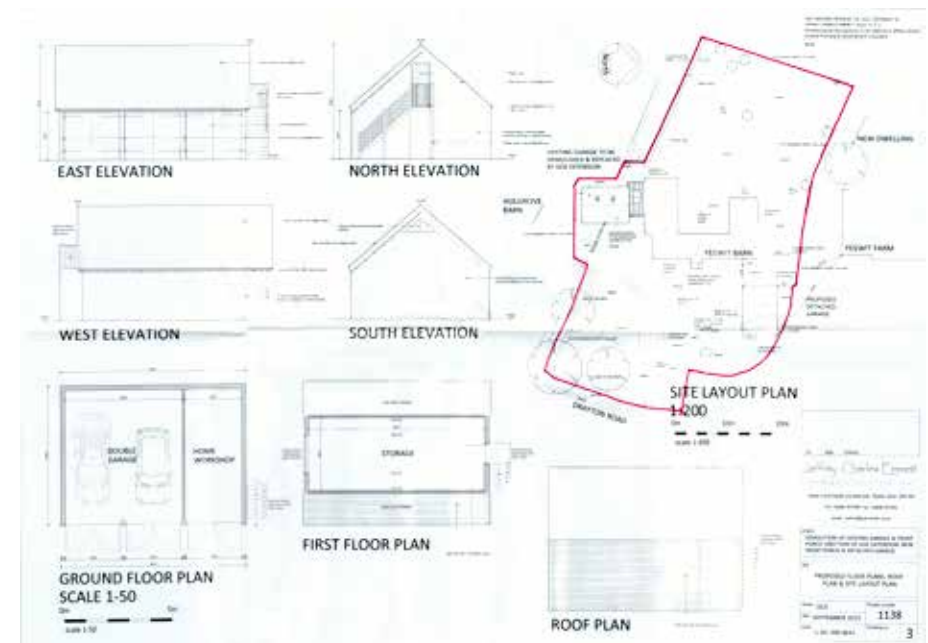
OUTSIDE

The property is accessed via a private electric five bar gate to a gravelled driveway with two lawned areas to either side and the boundaries are enclosed by fences and hedging.

The barn is well set back from the road in a considerably elevated position with ample parking and frontage.

The property lies within a total area of approximately an acre and the plot is divided into two defined areas currently with a post and rail fence and offers formal lawn and gardens to the front, a barn and outbuildings, and a pony/donkey paddock to the rear including double detached stables, with light and power and water, and large tack room (7.3m x 3.5m) with double doors, electricity RCD isolator, light and power and a wash down area (6m x 3.7m).

To the right-hand side of the property there is a wide access to the neighbouring boundary, fenced to the side for dog and child security currently. To the eastern side there is the detached double open carport and attached single garage/workshop with room above. There is planning approval in place to convert into habitable space and to be joined to the main dwelling, therefore extending and retaining the permission granted. In addition this permission granted a new double detached garage to the front right-hand side of the front garden (looking from the road towards property) Planning approved & commenced P16/V2508/HH <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/>









LOCATION

Peewit Barn lies to the west of Sutton Courtenay, one of Oxfordshire's most historically rich and picturesque villages. This beautifully located home offers a rare blend of heritage, charm, and modern convenience—an ideal retreat with effortless access to Oxford, Abingdon, Milton Park, and key science hubs such as Harwell and Culham. With swift rail links to London via Didcot Parkway and excellent road connectivity via the A34, Peewit Barn provides a peaceful rural lifestyle without compromising on accessibility.

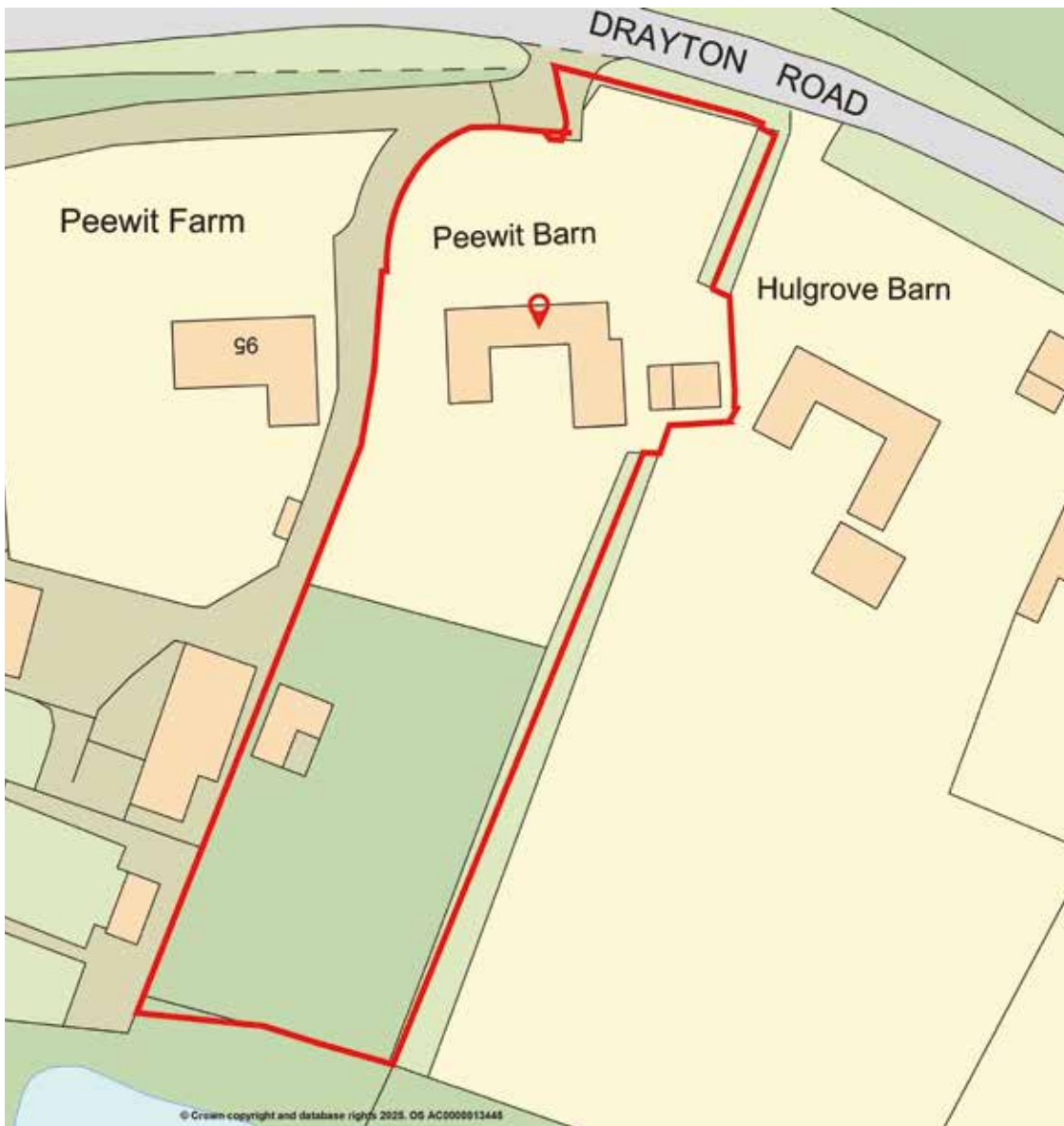
Sutton Courtenay itself is a village steeped in timeless English elegance. Picture-perfect thatched cottages, medieval timber-framed homes, and the magnificent 12th-century All Saints' Church speak to a long and distinguished heritage. Noted in the Domesday Book and once a seat of nobility, the village is also home to architectural treasures such as The Abbey and the Grade I listed Norman Hall. It has long attracted notable figures—author George Orwell is buried in the village churchyard, while The Wharf, a former retreat of Prime Minister H. H. Asquith.

This thriving community offers everything one might expect of a quintessential English village: a well-regarded primary school, The Fishes gastro Pub restaurant & two traditional pubs, a church, a village hall, local stores post office, florist and service station. Surrounding countryside and riverside walks along the Thames provide endless opportunities for relaxation, exploration, and immersion in nature. Just three miles away lies the historic market town of Abingdon with Waitrose and offering a wide range of everyday amenities and leisure facilities. The town's vibrant sporting scene includes a leisure centre with tennis courts and a swimming pool, as well as Tilsley Park, home to a UK Athletics A-grade track and field centre, full-sized hockey and football pitches, and thriving rugby and rowing clubs. For those drawn to the outdoors, Frilford Heath Golf Club and Farmoor Reservoir provide excellent golfing and sailing options nearby.

Education in the area is first-class, with an impressive selection of both state and independent schools. The Manor Preparatory School, Europa School, St Helen and St Katharine's, Abingdon School, Cokethorpe and St Hugh's, Moulsoford, and The Unicorn School. —ensuring Peewit Barn is as well-suited to families as it is to professionals or downsizers.

Peewit Barn represents a unique opportunity to reside in a home that balances rural charm with contemporary comfort and convenience.





INFORMATION

Services, Utilities & Property Information

Utilities - Main's water, electricity and Gas. Mains drainage are all connected.

Mobile Phone Coverage

4G mobile signal is available in the area. We advise you check with your service provider.

Broadband Availability

Broadband Speed is available in the area, with predicted Ofcom download speed 20 Mbps and highest available upload speed 1 Mbps. However alternate service maybe quicker, though higher charges may be involved.

Special Note

Any easements or wayleaves will be provided within legal enquiries.
Underground electrical cables & drainage cross the property.
Flood risk Low <https://check-long-term-flood-risk.service.gov.uk/postcode>
Planning permission approved and commenced P16/V2508/HH

Tenure -Freehold

Local Authority: Vale of The White Horse District Council.
Council Tax Band: G £ 4054.10

Viewing Arrangements

Strictly via the vendors sole agent Guy Simmons Fine & Country on 07789275716

Website

www.fineandcountry.co.uk/

Peewit Barn Drayton Road, Sutton Courtenay, Abingdon

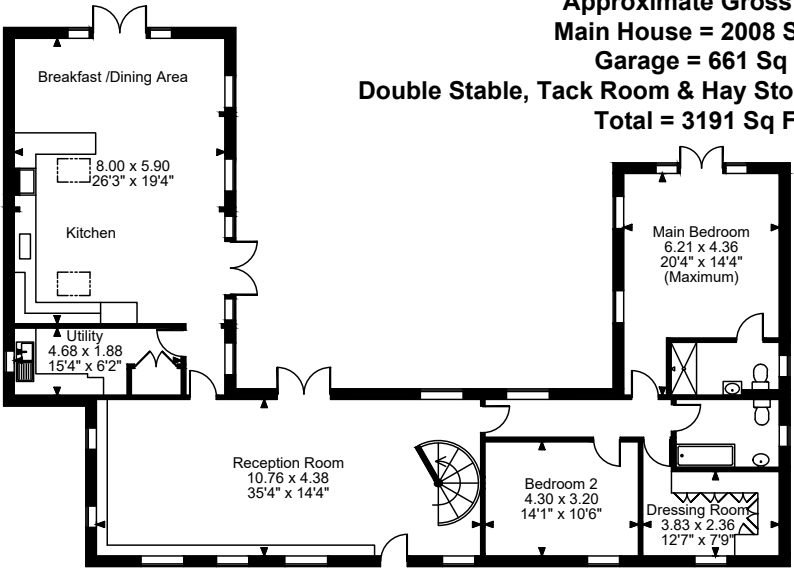
Approximate Gross Internal Area

Main House = 2008 Sq Ft/187 Sq M

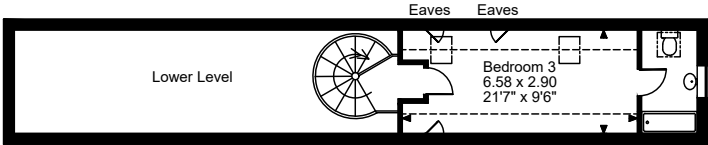
Garage = 661 Sq Ft/61 Sq M

Double Stable, Tack Room & Hay Store/Storage = 522 Sq Ft/49 Sq M

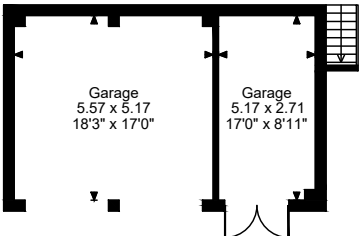
Total = 3191 Sq Ft/297 Sq M



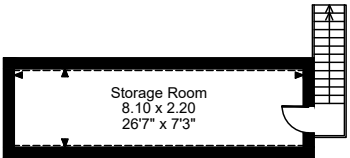
Ground Floor



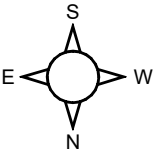
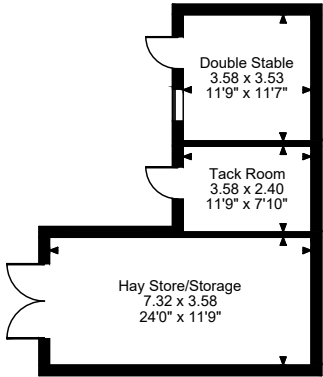
First Floor



Garage Ground Floor



Garage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
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guy.simmons@fineandcountry.com

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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