



Oliver  
James





Old Wallingford Way,  
Sutton Courtenay,  
Nr Abingdon, OX14 4AR

**£1,350,000**

### Description

A stylish and contemporary family home in a most discreet location within the heart of this well regarded South Oxfordshire village.

The property was built in 2009 and offers flexible accommodation with over 3000 sq ft of living space, detailing great light levels, soaring ceiling lines and glass elevation detail opening up the key spaces to private gardens.

The heart of the house is the kitchen which opens on to the South facing decked 'al fresco' dining area and features a central island and numerous intergrated appliances. Four reception rooms, utility room, cloakroom and large reception hall complete the ground floor space which also benefits from underfloor heating.

An open staircase and galleried landing lead to the four bedrooms of good proportions including two with en-suite facilities and a family bathroom.

Set in private 0.23 acre gardens the gravelled driveway leads to the garage, carport and parking area at the front of the house and the gardens continue from here and wrap around the property, mainly laid to lawn with decked social spaces and a detached garden office.







## Location

The village of Sutton Courtenay is approximately 3 miles south of the market town of Abingdon and c.10 miles from the city of Oxford.

The village has many fine period houses, its own parish church, primary school, public houses and shops. There is an excellent choice of both state and independent schools for all ages in the area plus The Europa School at neighbouring Culham.

Well placed for Didcot Parkway (3.2 miles) with a fast service to London Paddington c.35 minutes and the A34 road network is within easy reach.

The property benefits from a favoured location just off The High Street in the centre of the village and is positioned along a lane of individual homes.

## Agent Notes

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

Council Tax is band G with Vale White Horse DC and the EPC Rating is tbc.

The property benefits from Solar roof panels, battery storage and a EV car charging point.

The property has not flooded in the last 5 years.







## The Garden House, OX14

Approximate Gross Internal Area = 280.60 sq m / 3020 sq ft

Office = 12.90 sq m / 139 sq ft

Garage = 13.50 sq m / 145 sq ft

Total = 307.0 sq m / 3304 sq ft

For identification only - Not to scale

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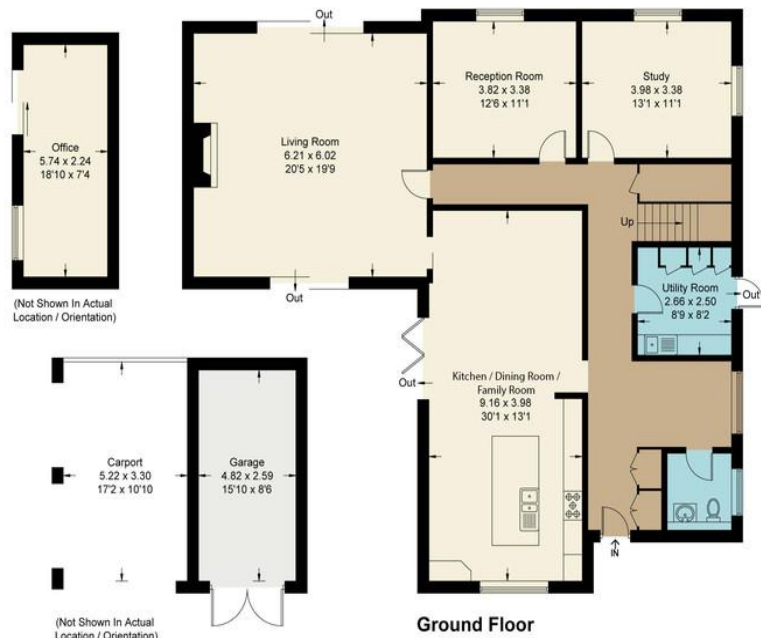
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