



14 Church Street, Sutton Courtenay, OX14 4NJ

Guide Price £775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Hidden away along a private driveway off Church Street, is this remarkable stone-built home dating back over 400 years, originally a former dairy and now transformed into an individual residence extending to approximately 2,049 sq. ft.

At the heart of the home is an impressive 28 ft living room full of period character, featuring exposed oak beams, Gothic arches, a traditional stone fireplace, and timber flooring. The accommodation flows into a beautifully appointed kitchen/dining room with contemporary cabinetry, a range cooker, and skylights allowing for excellent natural light. A separate sitting room provides additional reception space, while three ground floor bedrooms enjoy views over and access to the rear garden.

The first floor is dedicated entirely to an exceptional principal suite, creating a peaceful private retreat. The bedroom is enhanced by a dramatic vaulted cruck-beam ceiling, highlighting the property's historic character. The suite also benefits from eaves storage, a walk in glazed dressing area, and a luxurious en-suite bathroom fitted with a roll-top bath and quality fittings.



The rear garden is beautifully enclosed and inspired by Japanese design, offering exceptional privacy within mature stone walls. Features include original stone paving, hardwood decking, bamboo planting, a flowering cherry tree, a pond, and a cedar-wood hot tub discreetly positioned amongst the greenery.

To the front, a shingle driveway provides parking for several vehicles and leads to a detached garage with further potential, subject to consent.



Key Features

- 400-Year-Old: A unique stone-built former dairy steeped in history
- Secluded Private Setting: Tucked away along a private driveway off Church Street for ultimate peace and quiet.
- Generous Living Space: Substantial layout extending to approximately 2,049 sq. ft. of individual character.
- Stunning 28ft Living Room: Features magnificent exposed oak beams, Gothic arches, and a traditional stone fireplace.
- Flexible Accommodation: Includes a contemporary kitchen/diner with skylights, a separate sitting room, and three ground-floor bedrooms.
- Bespoke Principal Suite: An entire first-floor retreat boasting a dramatic vaulted cruck-beam ceiling and a luxury roll-top bath.
- Japanese-Inspired Garden: A private, walled oasis complete with mature bamboo, a tranquil pond, and a hidden cedar-wood hot tub.
- Ample Parking & Garage: Large shingle driveway for several vehicles plus a detached garage with excellent future potential.
- EPC Rating E - Council Tax Band F



The Location

Nestled along historic Church Street in the heart of Sutton Courtenay—one of Oxfordshire's most picturesque and sought-after riverside villages—Kinecroft offers an idyllic country lifestyle without compromising on connectivity. This vibrant, character-rich community features traditional village pubs, a local shop, beautiful Thames-side walks, and incredible historic heritage as the final resting place of George Orwell. Perfect for commuters, the property sits just three miles from Didcot Parkway, offering a direct rail link to London Paddington in 45 minutes, and is within easy striking distance of historic Abingdon-on-Thames, Milton Park, and Oxford city centre, beautifully bridging the gap between a peaceful village sanctuary and effortless modern accessibility.

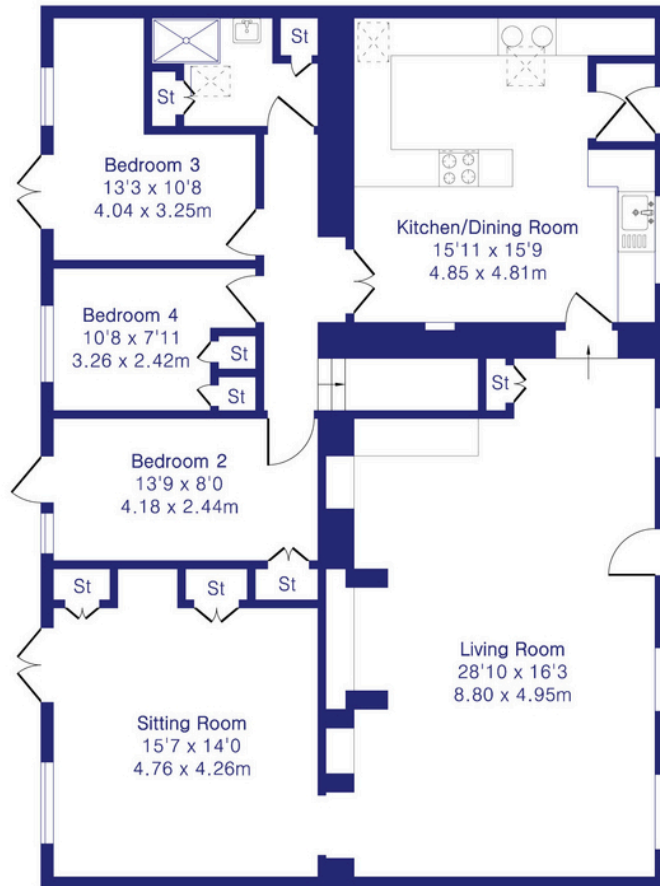
Some material information to note: Conservation area. Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 2049 sq ft - 190 sq m

Ground Floor Area 1443 sq ft – 134 sq m

First Floor Area 606 sq ft – 56 sq m



Ground Floor



First Floor

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