






LADY PLACE, SUTTON COURTENAY

Abingdon



LADY PLACE

An exceptional south facing family home set within the highly regarded Lady Place development.

   EPC
5 3 4 C

Local Authority: Vale of White Horse District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

This lovely south facing family home of just under 3000sqft offers well balanced accommodation extending to four reception rooms, five bedrooms, three bathrooms and one w/c, with a strong emphasis on light, space and modern family living. A particularly airy and welcoming entrance sets the tone, providing a generous first impression and flows into the principal reception areas. The drawing room is a superb double aspect space, enjoying an abundance of natural light and featuring doors opening directly onto the garden. The kitchen/breakfast room is triple aspect and has a separate utility room for added practicality. Upstairs, the sense of space continues with a notably large first floor landing. The principal bedroom is a standout feature, benefitting from a double aspect, along with dressing room and en-suite bathroom. Externally, the property enjoys a charming south facing landscaped gardens and off street parking is provided, together with a garage.



LOCATION

Lady Place is particularly well located for access to Abingdon, Oxford and the science and business parks at Milton, Harwell and Culham. Didcot Parkway provides fast rail services to London Paddington, and the A34 connects efficiently to the wider motorway network. The village offers a good range of everyday amenities including a primary school, village shop, and a selection of well-known pubs and eateries such as The Fish and The George. A post office is located in the nearby Milton Park. The market town of Abingdon, just c.5 miles away, is ideal for everyday shopping requirements including a Waitrose. Didcot has a larger selection of shopping outlets in the Orchard Centre including M&S Food. Abingdon and Milton Park also offer a wide range of sporting facilities, including gyms, swimming pools and indoor and outdoor tennis courts. There are an excellent range of nearby state and independent schools including Europa School UK (free school offering International Baccalaureate) as well as the highly regarded Abingdon School (coeducational from 2026) and St. Helen and St. Katharine's (girls' school).

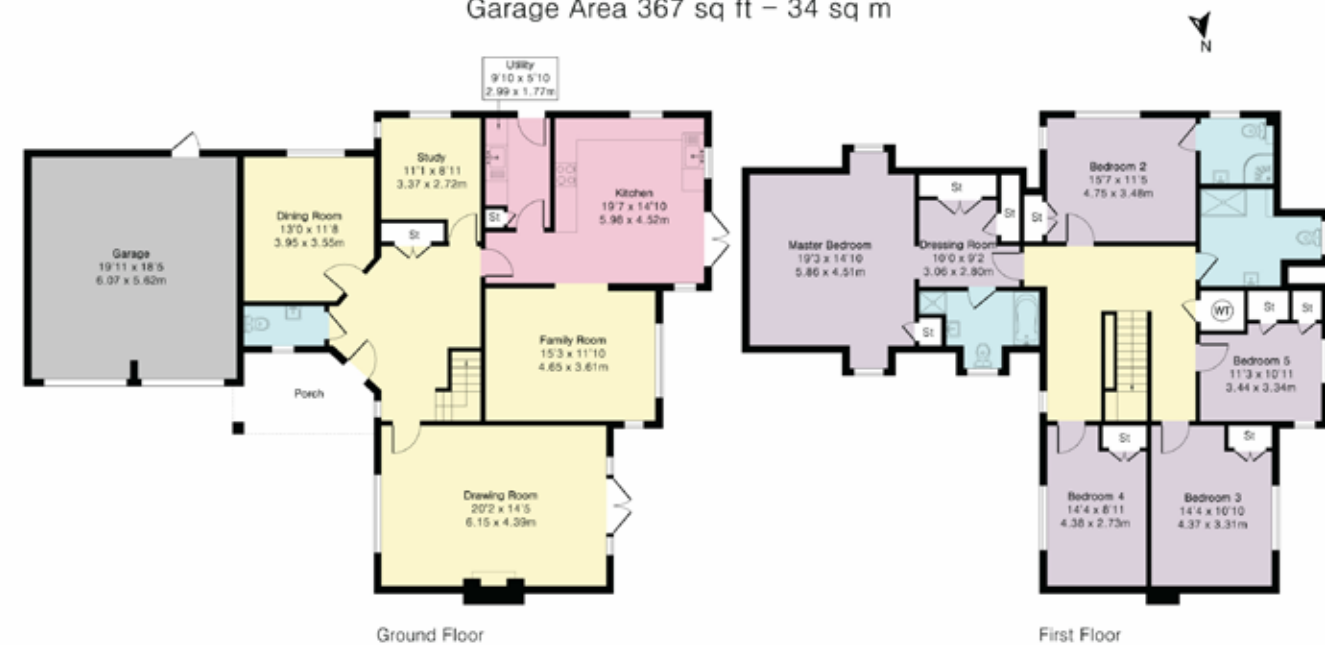


**Approximate Gross Internal Area 2595 sq ft - 241 sq m
(Excluding Garage)**

Ground Floor Area 1249 sq ft – 116 sq m

First Floor Area 1346 sq ft – 125 sq m

Garage Area 367 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Oliver Saxton

01865 790077

Oliver.Saxton@knightfrank.com

Knight Frank Oxford

274 Banbury Road, Summertown

Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

