



Courtenay Close, Sutton Courtenay, OX14 4AU

Guide Price £850,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

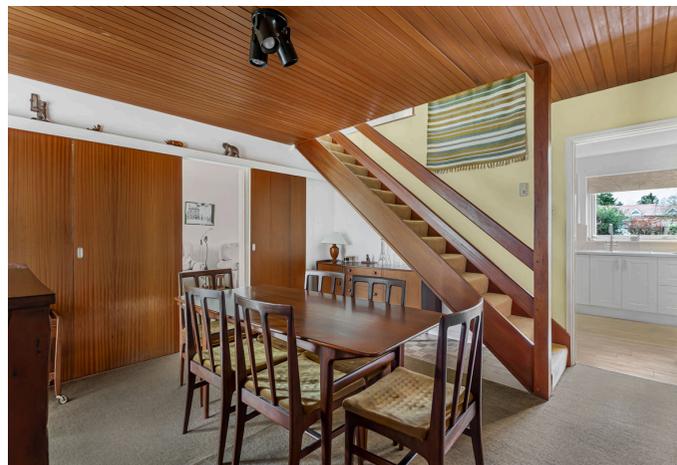
This unique 1960s individual self-build home occupies a commanding position on a quiet lane, set centrally within a private 0.4-acre plot. The architecture reflects the thoughtful, light-filled design of the period, offering a rare sense of space and privacy for a growing family.

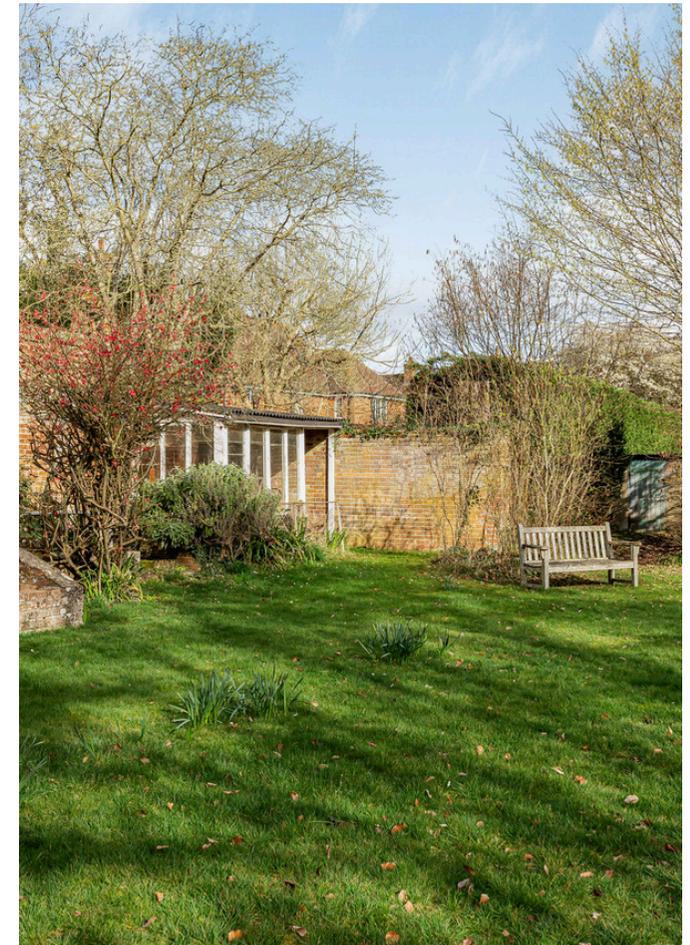
### The Interior

The ground floor is designed for a seamless flow, beginning with a bright entrance hall that leads to a convenient downstairs shower room and WC. At the heart of the home is a central dining room, which connects to a snug sitting room and a separate, quiet study. The expansive living room serves as the primary dual-aspect entertaining space, while the kitchen features a practical utility room with direct access to the carport. Upstairs, the first floor hosts four well-proportioned bedrooms, all benefiting from integrated wardrobes. The principal suite features built-in storage and a private en-suite shower room. Bedroom two also provides access to a versatile office, which could equally serve as a nursery or dressing room. The floor is completed by a family bathroom fitted with a suite including a bath.

### Externals and Grounds

The property is perfectly positioned within its mature grounds, ensuring every window enjoys a verdant outlook. The approach features a sweeping driveway screened by established hedging, providing ample off-road parking for multiple vehicles. A substantial carport offers covered parking for two cars and leads to a detached garage that functions excellently as a workshop or storage for garden machinery. The expansive rear gardens are a true sanctuary, boasting large lawns, specimen trees, and mature shrubs, offering a safe and private environment for outdoor recreation and gardening enthusiasts.





## Key Features

- Set in the heart of historic Sutton Courtenay.
- Expansive, mature grounds with total privacy.
- Unique self-build with a flowing layout.
- Multiple reception rooms plus a dedicated study.
- Includes a master en-suite and a bonus room.
- Large double carport and driveway.
- Just 3.5 miles to Didcot Parkway (London 40 mins).
- Walking distance to the Thames and local gastro-pubs.
- EPC Rating - E / Council Tax Band - G



## The Location

Nestled in a quiet enclave within the historic and highly sought-after village of Sutton Courtenay, this property enjoys an enviable position that perfectly balances rural tranquillity with sophisticated village life. Just a short, scenic stroll away lies the iconic village green, the atmospheric banks of the River Thames, and a selection of renowned local gastro-pubs that serve as the heart of this vibrant community. Sutton Courtenay is celebrated for its rich heritage and picturesque aesthetics, offering a quintessential Oxfordshire lifestyle where country walks and river activities are part of daily life.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Oil fired central heating.
- Parking: Private driveway & double car port.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

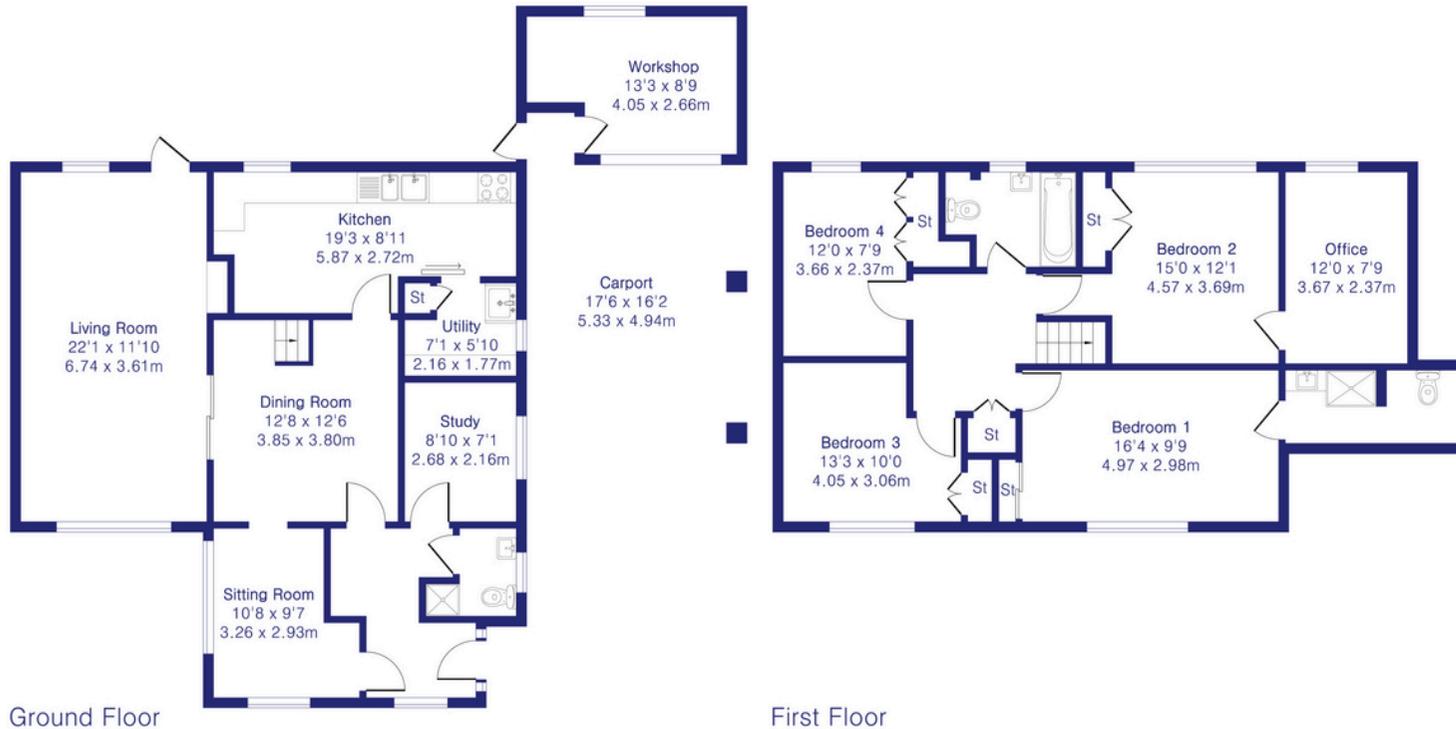


**Approximate Gross Internal Area 1753 sq ft - 162 sq m  
(Excluding Workshop)**

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 855 sq ft – 79 sq m

Workshop Area 105 sq ft – 10 sq m



Ground Floor

First Floor

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