

The Old House

Sutton Courtenay
Oxfordshire



A substantial and secluded Grade II Listed village house with detached cottage, barn and paddock

The Old House, High Street, Sutton Courtenay, Oxfordshire, OX14 4AS

Abingdon 3 miles, Didcot Parkway Station 3.3 miles, Wantage 8.5 miles, Wallingford 9 miles, Oxford 12 miles, Newbury 18 miles. Didcot to London Paddington by rail from about 40 mins.

Features:

Entrance hall | Drawing room | Sitting room | Dining room
Study | Kitchen/breakfast room | Laundry room | Cloakroom
Boot room | Butler's pantry | Wine cellar | Principal bedroom
with bathroom | 6 Further bedrooms | 3 Bathrooms
EPC rating F

Detached cottage: Sitting room | Dining room | Kitchen
Cloakroom | 2 Bedrooms | Bathroom | EPC rating G

Large barn comprising two garages | Stabling | Tack room
Walled garden | Orchard | Swimming pool | Paddock

In all about 3.2 acres





The property

Part dating from the early 17th century with later additions, The Old House is a most attractive and substantial Grade II listed family home situated in the heart of Sutton Courtenay. A much loved family home for over 45 years, the house is now in need of updating. Internally, the front door opens to a most attractive entrance hall with an elegant circular Georgian staircase rising to the first and second floors. The well-proportioned and spacious accommodation is arranged over three floors and includes four elegant reception rooms all with high ceilings, period fireplaces and enjoying a lovely outlook over the garden. Of particular note is the double aspect drawing room with panelled walls and ornate ceiling beam. To the rear of the house, is the spacious kitchen/breakfast room with Aga, off which is the laundry room and walk-in larder. Accessed from the rear hall, which has a separate staircase to the first floor, are the boot room, butler's pantry, cloakroom and wine cellar. Accessed via two staircases, the first floor provides five good sized bedrooms and three bathrooms including the light and spacious principal bedroom with bathroom. The circular staircase continues up to the second floor which provides two further bedrooms and a bathroom.

Location

Sutton Courtenay is one of the oldest and most interesting Parishes in the South East of Oxfordshire, with many of the houses dating back to the 16th century, and lying on the south bank of the River Thames. It offers a number of amenities including a Parish Church dating from Norman times, local shops and pubs and the Village Green, a focal point of the charming village, with many fine historic houses such as the Manor House, The Abbey and the Norman Hall.

The village is well placed for communications; the nearest station is Didcot Parkway with a fast and frequent service to London (from about 40 minutes to Paddington). Daily shopping requirements are available in the nearby towns of Abingdon and Didcot. Oxford (12 miles) via

Abingdon, offers extensive shopping facilities and other recreations, theatre, cinemas and a very good range of Restaurants. There is an excellent choice of schools nearby including Radley College, Cothill, Chandlings Manor, Our Lady's Convent, Abingdon School, St Helen's & St Katherine's, The Manor Preparatory in Abingdon, The European School at Culham, Headington School, St Edwards, Oxford High School and the Dragon School in Oxford.

Outside

The property is approached via a high gated wall and a gravelled driveway leading to a parking area in front of the house and the barn. The large timber barn comprises two garages, the original stables and a tack room. Adjacent to the barn is the detached 2 bedroom cottage. The gardens and grounds are a particular delight and complement the house. The main gardens are principally laid to lawn with mature shrubs, borders and a variety of trees, the heated swimming pool is situated within the garden on the south side of the house. From the main garden a gate leads to the walled orchard beyond. To the rear of the property is a summer house and former grass tennis court, adjacent to which is a paddock which runs down to the Ginge Brook.













The Old House

Total Area (1.29 ha / 3.18 ac)

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Not to Scale. Drawing No. W18390-01 | Date 08.11.22



Directions

(OX14 4AS) from Oxford proceed south on the A34 and take the Milton and Didcot exit. Proceed into the village of Milton and take the right hand turn signposted to Sutton Courtenay. Upon reaching Sutton Courtenay and the High Street, the entrance to The Old House will be found on the left hand side through a high gated wall.

what3words: photos.tides.salt

General

Viewing: strictly by appointment with Strutt & Parker Oxford office 01865 366660 or oxford@struttandparker.com

Services: Mains electricity, gas, water and drainage. The cottage has a septic tank.

Council Tax: South Oxfordshire District Council, House Band G, Garden Cottage band C

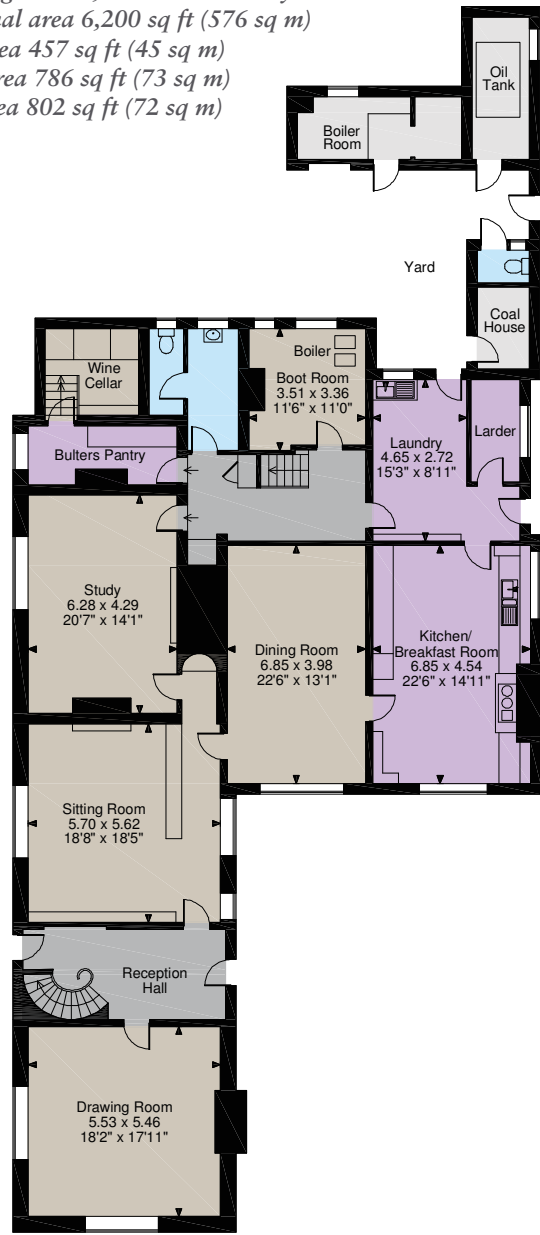
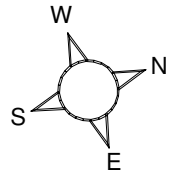
Fixture and Fittings; Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

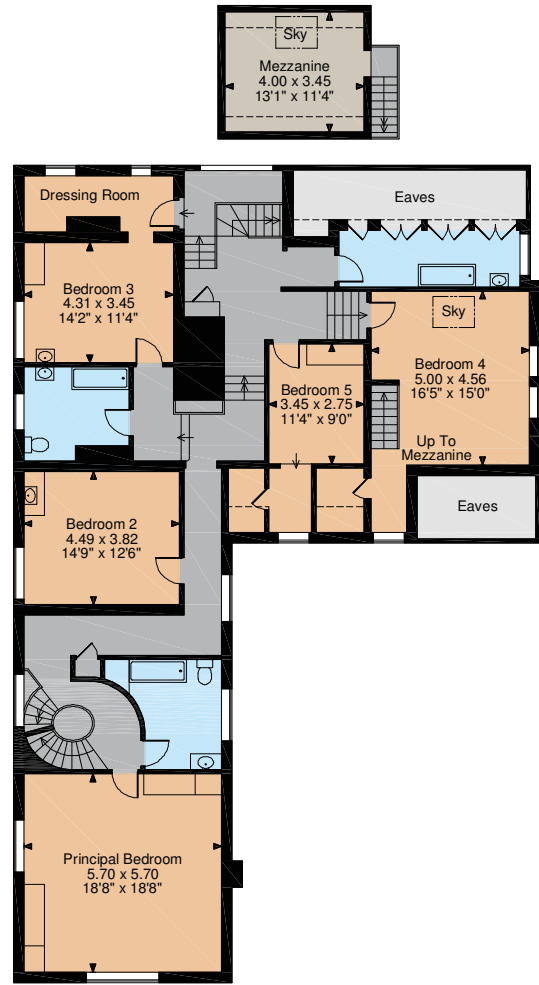
Planning: Prospective purchasers are advised that they should make their own enquiries of the South Oxfordshire District Council



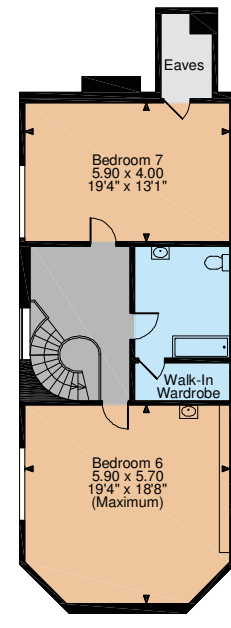
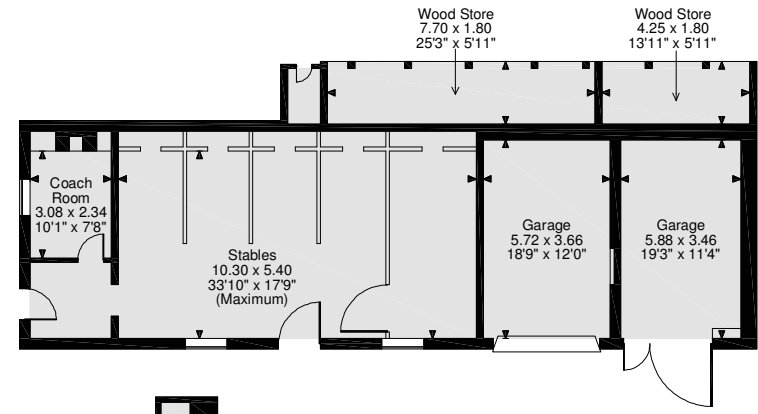
The Old House, High Street, Sutton Courtenay
 Main House internal area 6,200 sq ft (576 sq m)
 Garage internal area 457 sq ft (45 sq m)
 Cottage internal area 786 sq ft (73 sq m)
 Stables internal area 802 sq ft (72 sq m)



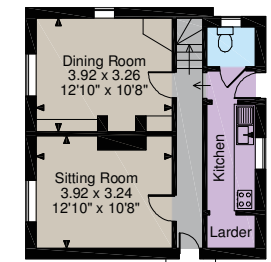
Ground Floor



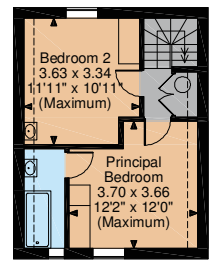
First Floor



Second Floor



Cottage Ground Floor



Cottage First Floor

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

□□□□ Denotes restricted head height

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