



**Sutton Lane**  
Sutton

**Carter Jonas**

# WILLOW BANK SUTTON OX29 5RY

4 Bedrooms · 2 Reception Rooms · 2 Bathrooms ·  
Detached · Garden · EPC E

## DESCRIPTION

Set in a generous plot of approximately 0.4 acres, this versatile family home has been sympathetically extended and remodelled over recent years and now provides a spacious family home with accommodation arranged over two floors. The entrance hall with cloakroom opens to a generous sitting room with a wood burning stove with study beyond, providing an ideal home office with direct access to outside. The formal dining room leads through to the fitted kitchen/breakfast/family room with doors to the garden and utility room and a rear lobby/boot room off. On the first floor are the generous principal bedroom with en-suite bathroom, three further bedrooms and the family bathroom. The house benefits from a large garden and ample driveway parking. There is also space and potential to erect a garage subject to the necessary consents.

## LOCATION

Sutton is a charming Hamlet situated just 0.5 miles from the village of Stanton Harcourt which has a Primary School, Church and Public House and is 3 miles from the much larger village of Eynsham which includes the well-regarded Bartholomew School. The market town of Witney provides a more extensive range of high street and independent shops including Waitrose, M&S and a multi-screen cinema. Oxford is only 9 miles away catering for more specialist needs and many excellent schools. Communications are excellent by road and rail with easy access to the A40 and M40 via the A34. Train stations at Oxford (London Paddington approximately 1 hour) and Oxford Parkway (London Marylebone approximately 1 hour).

## DETACHED FAMILY HOME SET IN A GENEROUS PLOT OF 0.4 ACRES



## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

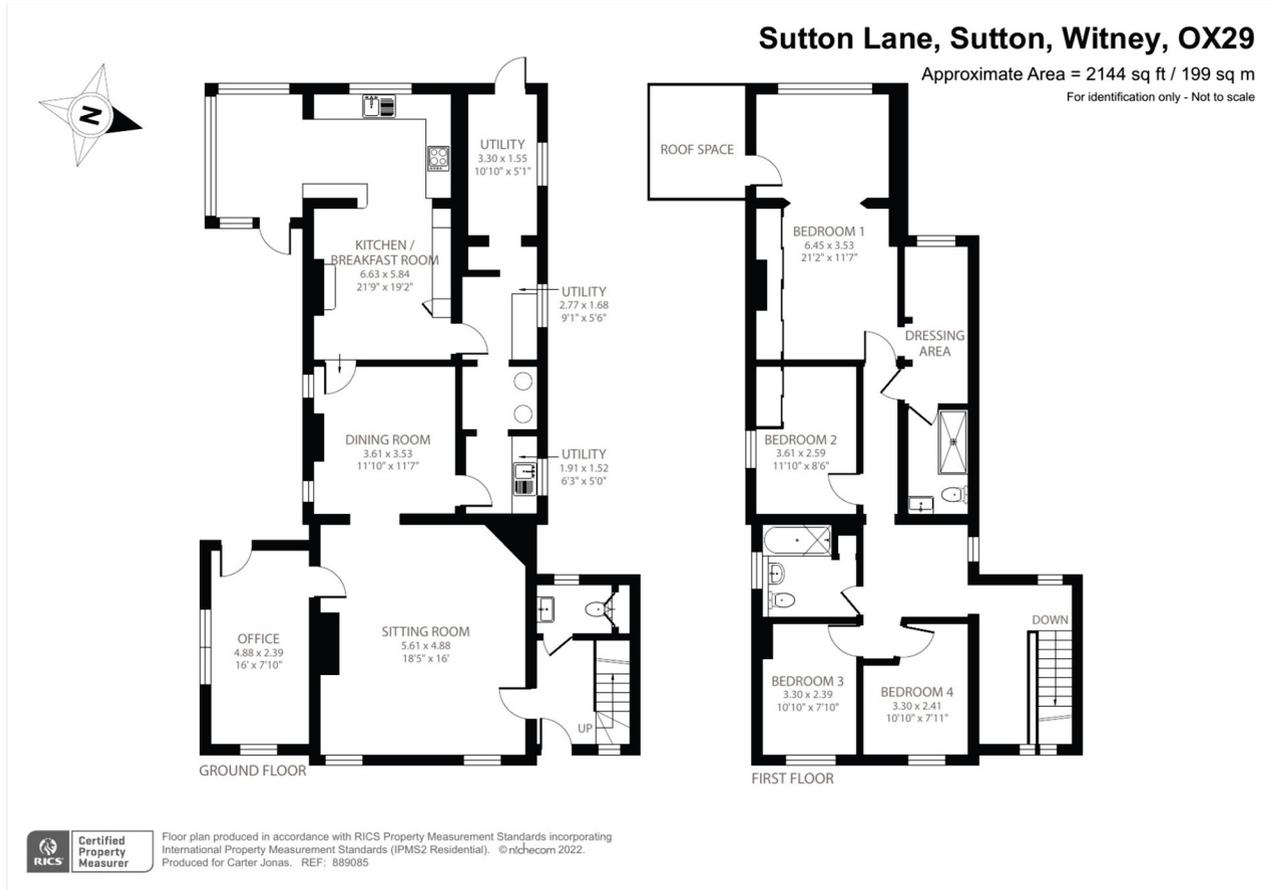
Mains electricity, water and drainage.

The property is freehold and is offered with vacant possession upon completion.

Council Tax Band D

West Oxfordshire District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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