



3 HIGH VIEW COURT SUTTON COURTENAY OX14 4GZ

Large Hall * Sitting Room * Family kitchen/dining room
* Study * Utility * Cloakroom * Principal bedroom suite *
4 further bedrooms - 2 with ensembles * Double garage
with home office/annexe over * Gardens

DESCRIPTION

A beautifully presented, recently built detached family home forming part of a development of just three houses. The well laid out accommodation extends to over 3800 square feet (excluding garage) and provides a high degree of flexibility with potential annexe accommodation over the garage.

The ground floor has a wide, welcoming galleried entrance hall from which double doors lead to a triple aspect sitting room with full height bifold doors leading out to a large patio area and garden, perfect for al fresco entertaining. There is a well fitted kitchen/breakfast room with an excellent range of units, quartz work surfaces, a central island unit, and many built in appliances. A generous study, utility room and cloakroom complete the ground floor accommodation.

The first floor provides a large principal bedroom with ensuite, walk in wardrobe and French doors with Juliet balcony, overlooking the adjoining fields. There is a further guest bedroom with a stylish ensuite, two further double bedrooms and a family bathroom.

The second floor provides an additional two bedrooms with eaves storage cupboards, one of which could be used as a games room or den and an additional ensuite.

In addition there is a double garage with a large home office with shower room over, accessed by an external staircase.

A BEAUTIFULLY PRESENTED RECENTLY BUILT DETACHED FAMILY HOME WITH OVER 3800 SQ FT OF ACCOMMODATION SET IN LANDSCAPED GARDENS ON THE OUTSKIRTS OF THE VILLAGE OF SUTTON COURTENAY AND ENJOYING VIEWS OF THE SURROUNDING COUNTRYSIDE.



OUTSIDE

The total plot extends to approximately a third of an acre and wraps around all sides of the property giving the whole space a generous feel. There is an extensive patio adjacent to the house with a large expanse of lawn beyond. The garden enjoys a high degree of privacy with a number of semi mature trees and natural screening. A block paved driveway and gravelled areas to the side and rear of the garage provide parking for several vehicles.

Being recently built, the house has a high B EPC rating with the benefit of many quality fittings used in its construction and it offers a contemporary style and feel with many light and airy rooms which add to the appeal.

LOCATION

The house is situated in an excellent position on the outskirts of the village of Sutton Courtenay with views to the rear over farmland. Sutton Courtenay is a highly regarded village located midway between the market towns of Abingdon and Didcot, providing excellent access to many day-to-day amenities. The nearby Didcot Parkway rail station provides mainline access to London Paddington in approximately 45 minutes and also provides a commuter line to Oxford. There is an excellent range of schools in the local area, with the nearby town of Abingdon providing private schooling to cater for all ages. There are many delightful walks around the village and along the River Thames which runs along its northern outskirts.

ADDITIONAL INFORMATION

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



Approximate Gross Internal Area 4289 sq ft – 399 sq m
 Ground Floor Area 1321 sq ft – 123 sq m
 First Floor Area 1268 sq ft – 118 sq m
 Second Floor Area 836 sq ft – 78 sq m
 Garage Ground Floor Area 432 sq ft – 40 sq m
 Garage First Floor Area 432 sq ft – 40 sq m



EPC Graph - OXF230194

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 88 | 92 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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