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DANLUDA

SUTTON COURTNEY | OXFORDSHIRE

AN IMPRESSIVE VILLAGE HOME PRESENTING
A SUPERB OPPORTUNITY TO RENOVATE AND EXTEND



A WARM
WELCOME



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Welcome to Danluda – an impressive family-sized property that presents an exciting renovation and extension opportunity. Spanning over 3500 square feet and bursting with potential to further extend and refurbish, Danluda is waiting for its new owners to create their own ‘forever family home’ in a sought-after Oxfordshire village.

Originally built in the 1950’s, Danluda was extended and renovated in 2002 and has been a happy family home for the past twenty years. Its location is superb – sitting in the middle of a half-acre plot and set behind electric gates on Sutton Courtenay’s premier road, Danluda enjoys all the benefits of a quiet country setting while being in the heart of the village and close to schools, facilities and transport links. With no onward chain, all the characterful bones of this handsome house are here to make this an exciting opportunity for new owners to modernise, extend and put down roots in lovely Sutton Courtenay.

We’re sure you’ll want to know more about this extraordinary opportunity, so let us tell you more.





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A SUPERB LOCATION

The approach to Danluda is along the quiet and leafy Churchmere Road, one of Sutton Courtenay's premier roads. Set behind electric gates, there is driveway parking for several cars and plenty of scope to extend the driveway to accommodate further vehicles if required. In front of the driveway there are two large garages; one detached double and one single garage which is currently used as a workshop.

Entry to the front door is via a gateway through the hedge and down a pathway through the pretty front garden, shaded and private thanks to mature trees and shrubs.

This area enjoys the morning sunshine and there are some lovely spots to enjoy morning coffee here by the ornamental pond or under the shade of the pergola.

Enter through the front door into the bright and spacious entrance hall. The home is currently configured as six bedrooms, with two of the bedrooms and a bathroom located on the ground floor. Bedroom one is a generous 17ft x 11ft and has an ensuite shower room and fitted wardrobes. The second ground floor bedroom has fitted wardrobes and use of the ground floor bathroom and WC. A home office with views onto the south side of the garden sits between the two bedrooms.



There is an opportunity to reimagine this space, moving the bedrooms to the first floor and creating further reception rooms downstairs, or perhaps relocating the kitchen to the south-facing side of the house.



A large L-shaped reception room at the front of the house measures 28ft x 20ft and provides plenty of space for family gatherings. It can easily accommodate a dining table at one end, while a gas fire provides a focal point and cosy warmth in the winter.

Access to the kitchen is through this

reception room so you may want to consider opening up this space to create a superbly spacious open-plan kitchen/diner/family room. The current kitchen is well-equipped with a range of wooden wall and eye units, quartz worktops, two ovens, a five-ring gas stove, integrated washing machine and dishwasher. There's space for a large kitchen table and plenty of storage. A second reception room leads directly off the kitchen and could be reconfigured as a dining room or a cosy snug/TV room. To the rear of the kitchen is a large utility/boot room with a door to the garden.



SPACE FOR THE WHOLE FAMILY



The original bungalow built on the site in the 1950's was extended in 2002 to create four large bedrooms and two bathrooms on the first floor. Currently arranged in two wings to either side of the property, there is potential (subject to planning consent) to extend the first floor footprint and create extra bedrooms upstairs by joining the two spaces together. The current layout provides three double bedrooms, the largest with a dressing room, and a generous single bedroom. The four upstairs bedrooms share two bathrooms.





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GLORIOUS
GARDENS



Sitting in the middle of its plot, Danluda enjoys a peaceful and private setting surrounded by lovely gardens on three sides, so it can be enjoyed at all times of the day. There's huge scope for some personalised tweaking with space for whatever is desired – terraces for entertaining, children's play equipment, vegetable gardens, even a tennis court and/or swimming pool – the choice is yours!

On the south side of the house, you'll discover a large, flat lawned area edged by mature fruit trees. There are some exciting opportunities on this spot: you might want to create a sunny patio/entertaining terrace here, perhaps a garden room/annexe, pool or tennis court.



There is a gate leading onto Churchmere Road should you wish to create an in/out driveway or re-locate the driveway here. To the front of the house is a lush lawn, ornamental pond and pagoda for entertaining or to escape the heat of the day.

On the opposite side, there's a large space with masses of potential. Currently screened off with hedging, this is used as a vegetable plot, but could easily be used to extend the driveway, or to create a separate courtyard garden. There is a large greenhouse to the side of the double garage.

Danluda is a superb family home that enjoys the best of both worlds: an enviably peaceful and private setting, yet located within the heart of the thriving village of Sutton Courtenay with open spaces, riverside walks and fantastic country pubs on the doorstep. Plus it offers straightforward transport links to Oxford or London and easy access to some of the best schools in the country.

Situated alongside the banks of the River Thames, Sutton Courtenay is one of South Oxfordshire's most idyllic villages, with a rich history and superb facilities including a shop/Post Office, primary school and lively community life. This is a serene location and picture-perfect walking country, yet it's not remote: it's just a three mile drive to Didcot where commuters can catch a fast train to London Paddington in around 45 minutes.

Centred around the village green, Sutton Courtney is well known for its pretty, thatched cottages and its lively community with a range of activities throughout the year, centred on the village hall and the River Room with its community café at All Saints Church.

From a drama society and All Saints' Singers to toddler group, fitness classes, WI and bridge club, this is a close community in the best tradition.

The village pubs are The Swan Foodhouse and Bar, overlooking the village green, where tapas and paella are a speciality, and a traditional 'local,' The George, where real ales and craft beers reign supreme. The Fish restaurant has a mouth-watering French menu and is highly rated.

Nearby Abingdon is the place to do a supermarket shop – it has Waitrose and Tesco superstores, lots of lovely independent shops, pubs, restaurants and leisure options.

Some of the country's best independent schools are here too – Abingdon School, St Helen & St Katharine, The Manor Preparatory School and Our Lady's number among them. Well-regarded state comprehensives include Didcot Girls' School (Ofsted-rated 'Outstanding'), and John Mason, Larkmead and Fitzharry's Schools, all rated 'Good'.



THE PERFECT LOCATION

WHERE TO GO WHEN YOU NEED...



Milk: There are plenty of handy quick-stop-shops to grab that forgotten-about loaf of bread or pint of milk. Burgrey Stores and Post Office is just two minutes away on the High Street, with Costcutter a further minute or two up the road. Alternatively, Londis and M&S Simply Food are less than ten minutes by car at the Milton Interchange.



Golf: Drayton Park Golf Club is set within 90 acres and offers a mature course enveloped by large but undulating greens. Book a tee time at Hadden Hill Golf Club – an 18-hole course and floodlit driving range. Or try The Springs Resort and Golf Club where as well as 133 acres of parkland golf you'll also discover a luxurious spa, hotel and restaurant.



Dinner/Drinks: Oxfordshire boasts some of the very best eateries in the South, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons. The current owners' favourite spot, though, is The Fish in Sutton Courtenay. Nestled on the bank of the River Thames, the restaurant has made quite a name for itself thanks to its French cuisine, charming setting and attentive yet relaxed service.



Schools: St Blaise CofE Primary School, St Michael's CofE Primary School and Harwell Primary School are all located within a few minutes' drive from Sutton Courtenay and are graded 'Good' by OFSTED. For secondary school children, state school options include Didcot Girls' School – rated 'Outstanding' – UTC Oxfordshire, Wallingford School and Europa School, all rated 'Good'. Independent options include Cranford House, The Unicorn School, Abingdon Prep School, Abingdon School, Our Lady's, Abingdon Boy's School, St Helen and St Katharine and Radley College.



Parks and Recreational Grounds: There are plenty of play areas nearby to keep little ones entertained including Sutton Courtenay recreation ground and Caldecott recreation ground, plus Greenwood Way recreation ground is located just outside Didcot. Nearby Wittenham Clumps is also the perfect landscape to share family time, dog walks or bike rides.



Weekly Shop: With Sutton Courtenay perfectly placed between Abingdon and Didcot, there are no shortage of excellent supermarkets to choose from. Nearby Abingdon has a large Tesco Extra, modern Lidl and well-stocked Waitrose. Meanwhile, Didcot has Sainsbury's, Asda, Iceland, Aldi and Tesco superstores, so take your pick!



Gym/Fitness: There are several gyms and leisure facilities nearby, including The Athlete Centre and park Club Milton for CrossFit-style training, and Milton Hill House gym for more general leisure and swim facilities. Alternatively, Pure Gym Didcot is in the smart new Orchard Centre and is open 24hrs, whilst Gemma Pearce Fitness is the community to join for all things Zumba, Pilates and HIIT classes. Available in Abingdon is The Gym, Anytime Fitness and First Point Fitness – a dedicated women-only facility.



Walks: The Thames-side village of Sutton Courtenay is 5km south of Abingdon and 19km south of Oxford. There are some beautiful walks in the surrounding countryside, especially the area around The Pools and along the Thames Bank. Also nearby are the much-loved Wittenham Clumps – one of South Oxfordshire's most iconic landmarks. Standing proudly beside the Thames, they offer stunning views over the surrounding countryside; they are the most highly visited free-to-access greenspace in the region.



THE FINER DETAILS

Total Square Footage: 3532 sq ft / 328 sq mtr

Central Heating: Gas Fired Central Heating

Tenure: Freehold

Distances: Abingdon – 3.3 Miles
Didcot Parkway Station – 3.9 Miles
Oxford – 10.5 Miles
London – 60 miles
Heathrow Airport – 48.4 Miles

EPC: C

Local Authority: Vale of White Horse District Council
www.whitehorsedc.gov.uk

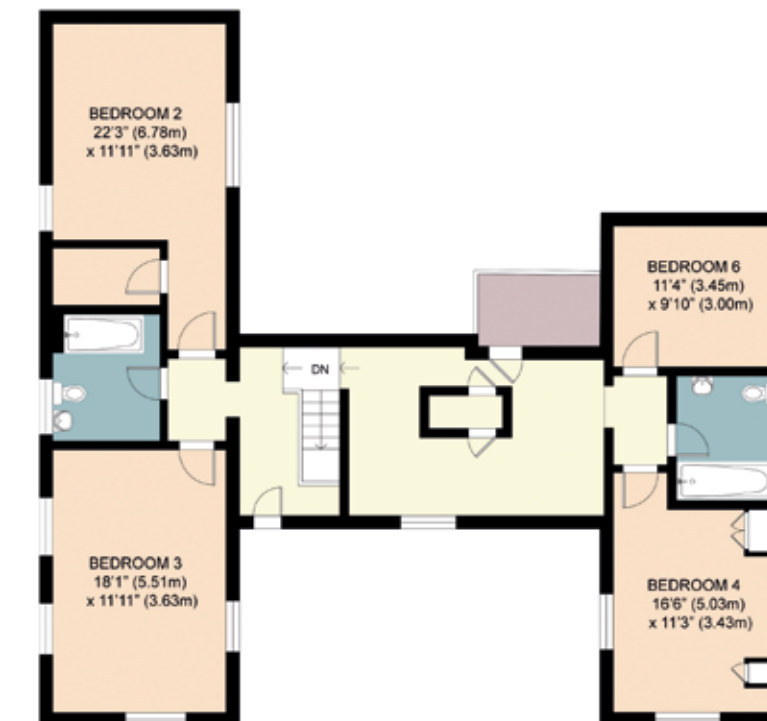
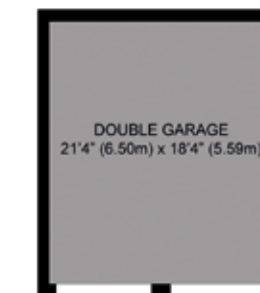


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Total Area = 3532 sq ft / 328 sq m



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to book a viewing



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