Charming Grade II listed, stone built detached property set in a generous plot of just over 1/3 acre with stone barn with planning consent to convert and link to the main house

Witney 6 miles • Oxford 9 miles • Burford 12 miles • Abingdon 13 miles

Entrance hall • cloakroom • sitting room • dining room
kitchen/breakfast room • Amdega conservatory
4/5 bedrooms • bathroom with shower

Detached barn with planning consent to convert and link to the main house

Double garage with office over

Gardens with stream

Driveway providing parking
Description
Believed to date from the late 17th century this charming Grade II listed, stone built detached property has retained a number of its original features including a 17th century planked door with a stone slate hood over and exposed beams. The property has been sympathetically extended with the addition of an ‘Amdega’ conservatory to the rear, has a super kitchen with an ‘Aga’ and is beautifully presented throughout. Set in a generous plot of just over 1/3 acre the property has four/five bedrooms and two reception rooms and should more space be needed – it benefits from current planning consent to link the 786 sq ft barn to the main house if required. (Application ref: 4/0798/P/LB Oct 2014).
Providing a pretty setting with stream running through, the landscaped gardens are a particular feature of the property. They are mainly laid to lawn with mature borders, shrubs and trees with a terrace at the rear for al-fresco dining. In addition, the property benefits from a detached double garage with room over providing an ideal home office.

Situation
Sutton is a charming Hamlet comprising pretty, stone built, thatched cottages and a number of more modern houses. It is 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 has an extensive range of facilities including 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 Debenhams and a multi-screen cinema. The University City of Oxford is only 9 miles away catering for more specialist needs and many excellent schools. Cokethorpe School is just 5 miles away and the many well-reputed schools in Abingdon just 13 miles.
Communications are excellent by road and rail with easy access to the A40 and M40 via the A34. Train stations at Oxford 8 miles (London Paddington approx 1 hour) and the recently opened Oxford Parkway 8 miles (London Marylebone approx. 1 hour).

Directions
Leave Oxford in a westerly direction along the A40, and continue for approx 3.5 miles turning left at the Eynsham roundabout on to the B4449. Follow the signs for Standlake and Stanton Harcourt and after about three miles you will enter the hamlet of Sutton. Turn left into Sutton Lane signposted ‘Sutton Village Only’ and Pond Cottage will be found on the left hand side just around the first bend.
Fixtures & Fittings
Certain items may be available by separate negotiation with Penny & Sinclair.

Tenure & Possession
The property is freehold and offers vacant possession on completion.

Council Tax
BAND F.

Services
Mains electricity, water and drainage.
Night storage heating.

Local Authority
West Oxfordshire District Council.
01993 702941

Viewing Agreement
Strictly by appointment with Penny & Sinclair.