MILL SWATHE
MILL LANE • SUTTON COURTENAY • OXFORDSHIRE

Abingdon 3 miles • Oxford 10 miles • M40 (J7) 13 miles
• Didcot Parkway 3 miles (Mainline Rail Station to London Paddington 40 minutes)
(All distances and times approximate)

A substantial house perfect for Oxford and Abingdon schools

Accommodation
Reception hall • Drawing room • Study • Games room • Garden room • Kitchen/breakfast room
2 guest cloakrooms • Utility room • Cinema/media room
5 bedrooms including 4 suites • Further first floor sitting area

Triple garage block

In all about 1.1 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.
Sutton Courtenay

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, with the village lying on the south bank of the River Thames. The village offers a number of amenities including a parish church dating from Norman times, a post office, two local shops and three pubs near the village green, a focal point of the charming village. The village is very well placed for communications with Didcot Parkway within minutes and also the town of Abingdon within 3 miles. The city of Oxford is around 10 miles and offers a comprehensive range of facilities including a number of celebrated schools with of note The Dragon, Oxford High School, Headington, Magdalen College, St Edward’s. Within 15 minutes also lie Abingdon School, St Helens and St Katherines, Chandlings and Cothill.
Mill Swathe was designed by the renowned architects Anderson Orr, with south facing Cathedral windows and double sized sliding glass doors ensuring a view from almost every room. Of note is the enormous kitchen/living space, the wonderful light garden room and Cinema/media room. There is also consent for an indoor leisure complex providing a further 2,000 sq. ft. of accommodation.

The setting is private, hidden behind the High Street of Sutton Courtenay with extensive south facing gardens mainly laid to lawn with a selection of fruit trees, a small copse, deep borders and a brookside walk.

Accommodation
Included within the brochure is a set of floor plans detailing the layout of the accommodation.
Approximate Gross Internal Floor Area

Main House = 4943 Sq Ft/459 Sq M
Garage = 713 Sq Ft/66 Sq M
Pool Plant Room = 62 Sq Ft/6 Sq M
Total = 5656 Sq Ft/525 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Services:
Private drains, mains water, mains electricity and gas.

Local authority:

Fixtures and fittings:
Only those mentioned in these sales particulars are included in the sale (the cinema and media equipment is excluded from the sale). All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Directions (OX14 4BE)
From Oxford proceed south on the A34 to the Abingdon/ Marcham junction. Follow the road into Abingdon passing over one mini roundabout and at the second turn right to Drayton. At the centre of Drayton turn left on mini roundabout to Sutton Courtenay. When entering Sutton Courtenay take the first right at the small green unto the high street. Proceed until you see the Plough public house on your left. Turn right opposite unto Mill Lane. Mill Swathe is the second property on the right hand side.

Viewings:
Strictly by appointment through the joint agents:

Important Notice:
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.