



4 THE NURSERY

Sutton Courtenay, Oxfordshire

Carter Jonas

4 THE NURSERY, SUTTON COURTENAY ABINGDON OXFORDSHIRE OX14 4UA

Stunning and contemporary family home · Open plan sitting room with double height glass wall · Two further reception rooms · stylish kitchen · utility and cloakroom · 4 bedrooms · Luxury bathroom · South facing landscaped gardens · two single garages and parking

DESCRIPTION

Designed by renowned local architect, Graeme Jonas, this contemporary house has accommodation arranged over two floors and is well planned, light and airy. There is an impressive and stylish kitchen with an adjacent utility area. The sitting room enjoys a panoramic view of the garden with the southerly aspect being a double height glass wall. In addition, there are two further reception rooms to the ground floor, one being a study and one being currently used as a media room. One of these rooms however could be used as a ground floor bedroom as the cloakroom has been refitted with a separate shower. The first floor has a galleried landing and there are four bedrooms with a luxuriously fitted bathroom with freestanding bath and walk in shower. The property is located at the end of The Nursery along a private driveway and has parking for a number of vehicles immediately to the front of the property. In addition to the single size garage with the property there is a further single size garage located in a block nearby. The rear gardens are southerly facing and superbly landscaped with an extensive patio area adjacent to the house with steps leading up to a large expanse of lawn beyond with established beds, borders and trees. Garden lighting is installed to allow enjoyment into the evenings. Planning permission (now lapsed) was passed for a first floor extension and single storey rear extension together with a conversion of the integral garage to a boot room and utility should purchasers wish to extend the accommodation further. An amended version of this planning was also passed in August 2014 and the relevant plans can be viewed on the Vale of White Horse District Council planning portal or at our offices.

A STUNNING AND CONTEMPORARY DETACHED HOUSE WHICH HAS BEEN SIGNIFICANTLY IMPROVED AND IS BEAUTIFULLY PRESENTED TO A HIGH STANDARD WITH AN EMPHASIS ON GLASS AND TIMBER TO TAKE UTMOST ADVANTAGE OF THE VIEWS OVER THE DELIGHTFUL LANDSCAPED PRIVATE SOUTHERLY FACING GARDENS.



LOCATION

Sutton Courtenay is an attractive Thameside village with excellent local facilities including a village hall, primary school, local convenience stores and a post office, cricket and football pitches and three excellent public houses. A comprehensive range of day to day facilities can be found in both Abingdon and Didcot and there are farmers' markets regularly held. Being so close to Abingdon, Sutton Courtenay is ideally located for its secondary schools including, St Helen & St Katharine, Our Lady's and Abingdon School and Prep Schools including the Manor, Chandlings and Our Lady's Junior School, with the excellent schools of Oxford further afield. The Eurpoa School at Culham is also close by. London can be reached in as little as 34 minutes by train from Didcot Parkway and Oxford lies ten miles to the north, with Abingdon three miles away.

ADDITIONAL INFORMATION

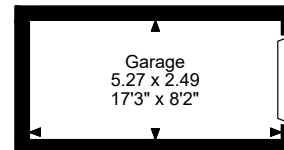
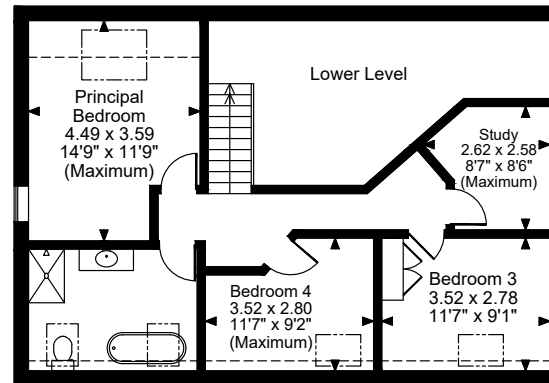
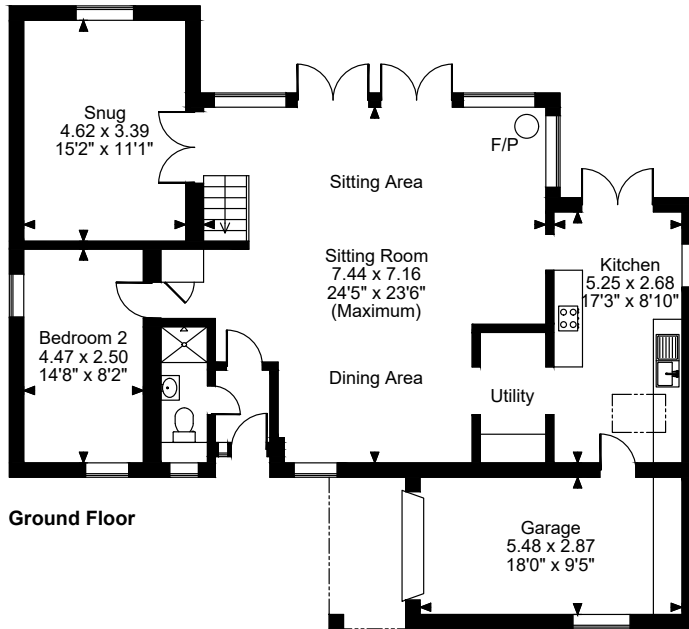
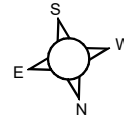
Services: All mains services are connected

Council Tax: Band F

Viewing: By appointment with Carter Jonas
01865 511444, oxford@carterjonas.co.uk



The Nursery, Sutton Courtenay, Abingdon
Approximate Gross Internal Area
Main House = 1,692 sq ft / 157 sq m
Garages = 310 sq ft / 29 sq m
Total = 2,002 sq ft / 186 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Oxford

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