



Sutton Wick, Oxfordshire

Carter Jonas

## **SUTTON WICK FARMHOUSE SUTTON WICK OX14 4HJ**

**A SUBSTANTIAL PERIOD HOME OF OVER 5,000 SQ FT WITH SPACIOUS & FLEXIBLE ACCOMMODATION INCLUDING A SELF-CONTAINED ANNEXE, HOME OFFICE & OUTBUILDINGS. THE PROPERTY IS COMPLEMENTED BY MATURE WALLED GARDENS PROVIDING A MOST ATTRACTIVE SETTING.**

6 bedrooms, 4 bath/shower rooms  
kitchen/breakfast room  
4 reception rooms  
separate annexe & home office  
walled garden & triple car port

### **DESCRIPTION**

Occupying a prominent position in the picturesque hamlet of Sutton Wick facing the village green, this substantial former farmhouse boasts over 5,000 sq ft with an enormous amount of character and period features throughout including fireplaces, sash windows, exposed beams and wooden flooring. The property is complemented by a walled garden, garden stores, a triple bay car port and has the benefit of a specifically designed home office arranged independently from the house.

Dating from the early 17th century with later additions in the 18th century and Victorian period, the property provides flexible accommodation arranged over three floors. The house also has the benefit of a separate one bedroom annexe with independent access.

The entrance to the house is via the welcoming reception hall with an inglenook fireplace with bread oven and wood burning stove and the attractive feature of the original range. Leading off the hall to the rear of the house is the kitchen/breakfast room with a 4-oven gas fired AGA, a utility area with shower room and larder and a mezzanine study above. The well-proportioned four reception rooms, each with fireplaces, are arranged at the front of the house and enjoy an outlook over the garden, these include a sitting room, dining room, drawing room & a family room.





Two separate staircases give access to the five bedrooms and the recently updated family bathroom & separate shower room. In addition, the second floor has two attic bedrooms along with a further room accessed from bedroom 1, which provides for a number of uses including excellent storage space. A separate staircase at the end of the house gives access to the first-floor annexe comprising a bed/sitting room, kitchen and bathroom, being ideal for guests or additional family members.

The property is approached over a gated driveway leading to the courtyard with triple carport & home office. The office has plumbing and electricity connected, with a WC on the ground floor along with a larger office space on the first floor. Forming the remainder of the building are bike and wood stores and a workshop.

In addition, there is a large barn/store arranged at the end of the house which also provides the potential to be knocked through to create an extra reception room for the annexe if required.

Complementing the house, the walled gardens provide a most attractive setting with areas of lawn, mature borders, shrubs and trees with a separate area with trees, including apple and walnut, a compost area and garden shed arranged at the end of the garden. For al-fresco dining, there is the attractive feature of a loggia leading off the house which provides a perfect space for relaxing and to enjoy the garden from.

#### **LOCATION**

Sutton Wick is a delightful hamlet at the northern end of Drayton, which has village shops catering for everyday needs. Abingdon, which holds claim to the title of Britain's oldest town, is 2 miles away and provides a range of comprehensive amenities including banks, library, churches and a wide range of shops. There are many schools, both state and private, in the vicinity including Abingdon School, St. Helen & St. Katharine, The Manor Prep, Chandlings Manor, Radley, Cothill and The Europa School along with the well reputed Oxford schools. The village is well located for access to the A34, connecting the M40 and M4 motorways. Didcot station, 6 miles away, provides a fast rail link to London, Paddington in approximately 45 minutes.





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## ADDITIONAL INFORMATION

**Tenure** Freehold

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**Viewing** Strictly by appointment through the selling agents Carter Jonas, Oxford, T: 01865 511444 or London, T: 020 7493 0676

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**Services** All mains services are connected.  
Gas fired central heating.

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**Directions** From the B4017, proceed into Sutton Wick Lane. After passing the duck pond on your right, the property will be found straight ahead behind the Green.





Approximate Gross Internal Area 5457 sq ft – 507 sq m

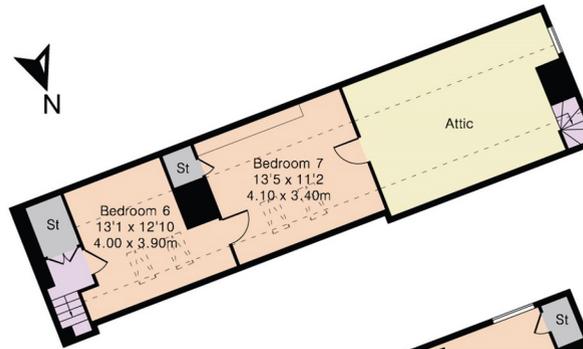
Ground Floor Area 2125 sq ft – 197 sq m

First Floor Area 2127 sq ft – 198 sq m

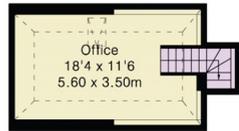
Second Floor Area 667 sq ft – 62 sq m

Garage/Office Area 205 sq ft – 19 sq m

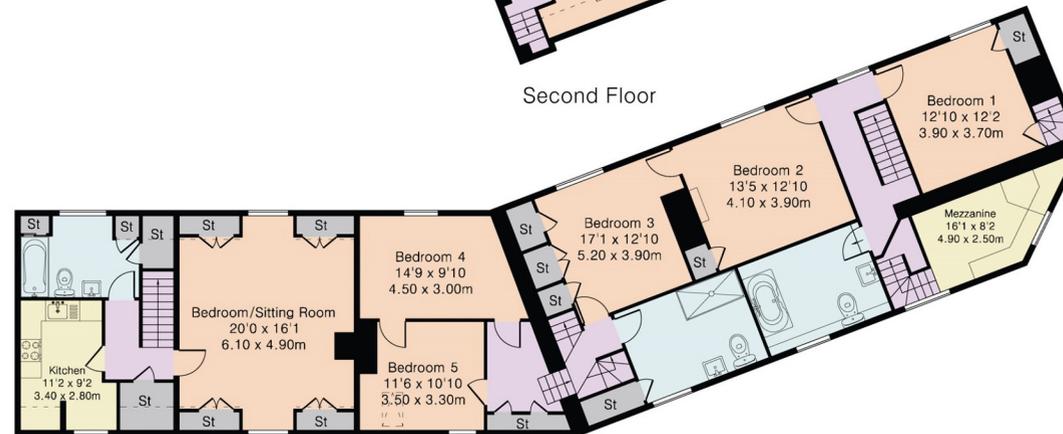
Garage First Floor Area 333 sq ft – 31 sq m



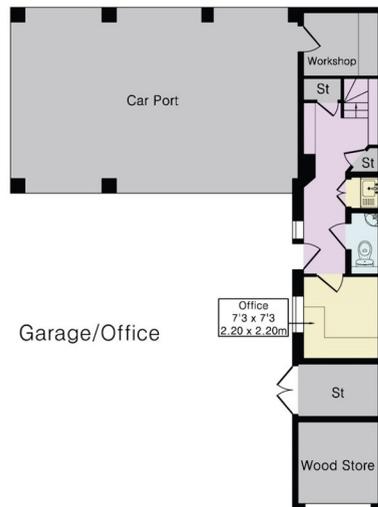
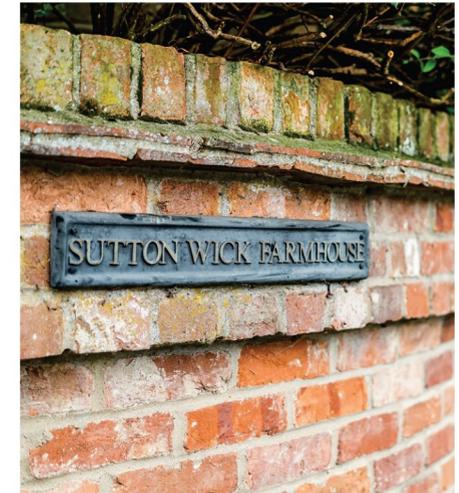
Second Floor



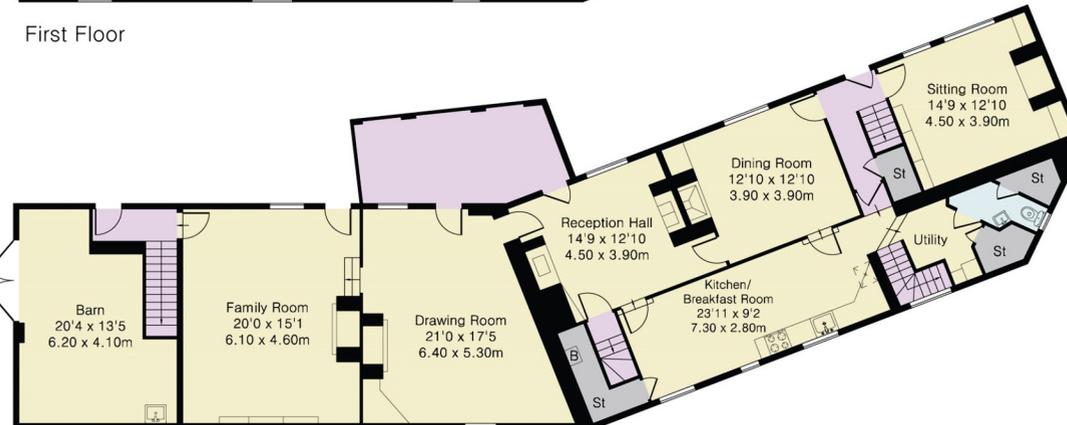
Garage First Floor



First Floor



Garage/Office



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Offices throughout the UK



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