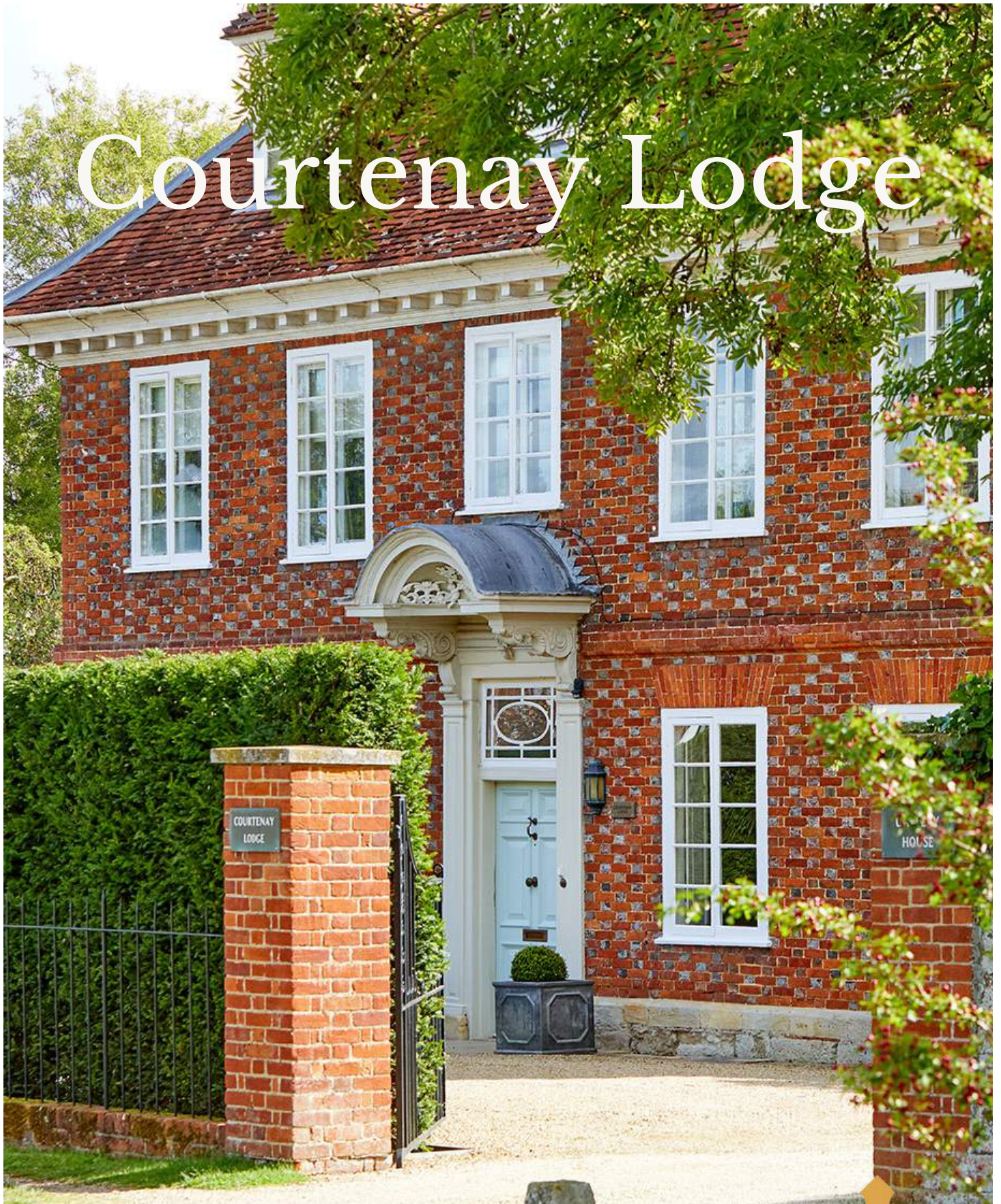


Courtenay Lodge



Church Street, Sutton Courtenay
Oxfordshire, OX14 4NJ

51°51'33"N , 001°15'55"W
what3words.com/about.charmingly.spent

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Courtenay Lodge is a beautiful Grade II Listed Queen Anne house, dating from the early 1700's, which was extended in the 19th century. As well as modernising throughout, the current owners have made further additions including a magnificent modern kitchen and the garage with a large bedroom suite above (which could be used as a separate guest annexe).

Prominently located in the conservation area of Sutton Courtenay, and only a stone's throw from the river Thames, Courtenay Lodge sits proudly in this picturesque Oxfordshire village scene, nestled amongst a medley of other lovely period houses.



HIGHLIGHTS INCLUDE

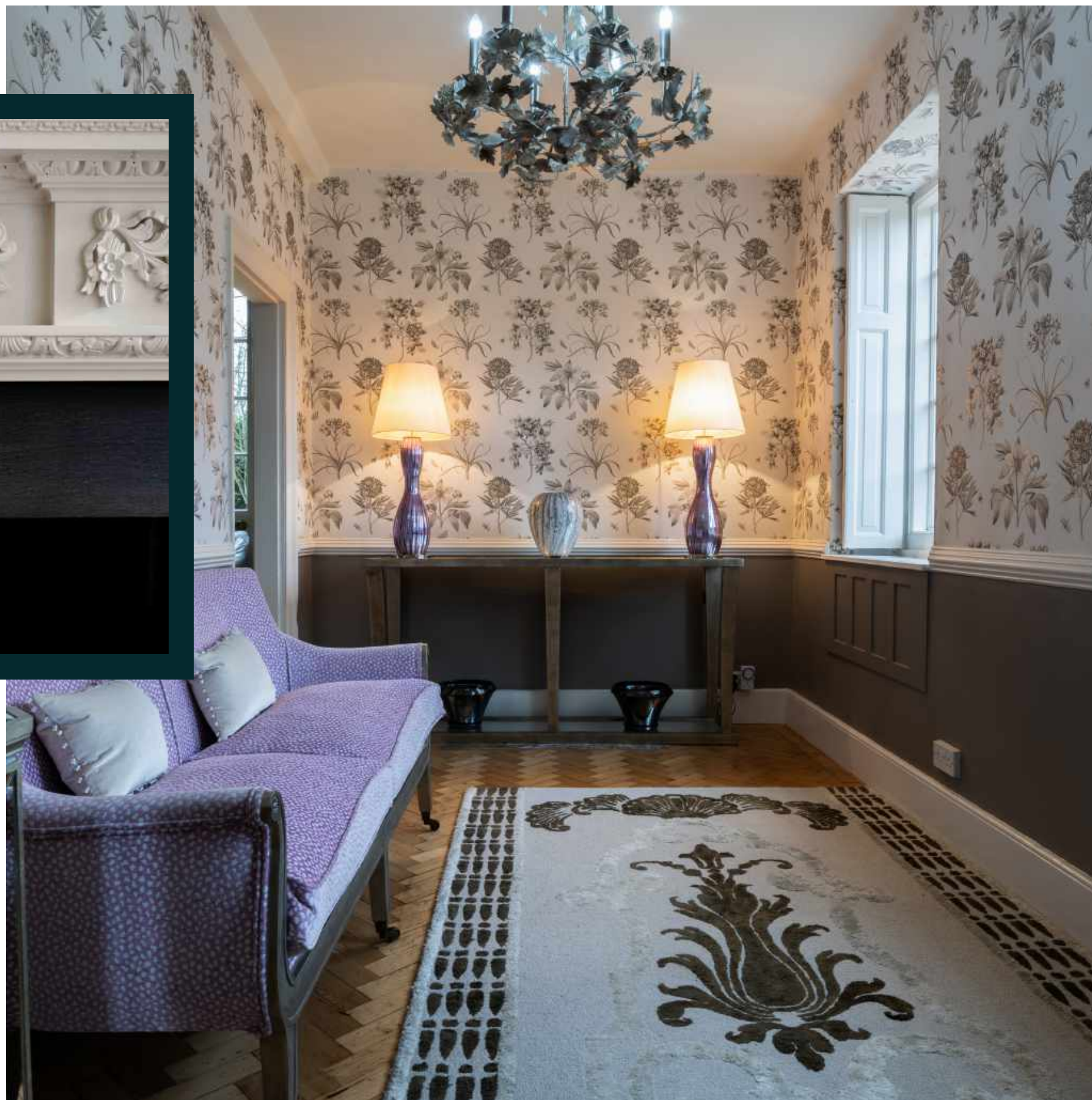
- A stunning village property with incredible proportions and lovely period features.
- Period features include ornate fireplaces, beautifully detailed door architraves, spectacular high ceilings and large sash windows to match.
- Completely renovated and updated by the current owners, Courtenay Lodge is a perfect family home.
- Beautifully landscaped gardens including an outdoor swimming pool complete with a jet stream system and a wonderful pool house.
- The modern kitchen which was added by the current owners makes for a fabulous juxtaposition between the old and the new.
- The kitchen has attractive views over the garden to one side and a beautifully planted courtyard on the other side.
- All of the rooms are large and flooded with natural light, as is typical of this style of architecture.
- Of particular note are the magnificent bay windows in the south facing drawing room and dining room, making these particularly bright and appealing rooms in which to spend time.
- Sutton Courtenay is a village with plenty of interesting history and it is famous for being the resting place of author Eric Arthur Blair, better known by his pen name George Orwell.
- Courtenay Lodge also has a long and interesting history, including being the main building for a boys' school between 1905 and 1932.
- A beautiful village location and close to Didcot Parkway which offers a fast commute to London.







THE FINER DETAILS



BEDROOMS

6

RECEPTION ROOMS

5

BATH/SHOWER ROOMS

4

SWIMMING POOL

1

GARAGING

1

ANNEXE

1



THE FINER DETAILS



WHAT3WORDS
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CO-ORDINATES
51°38'42.8"N 1°16'16.0"W

SERVICES
Mains water, electricity, drainage and Gas

LISTED
Grade II

COUNCIL TAX
Band H

LOCAL AUTHORITY
Vale of the White Horse





ABOUT THIS AREA

Sutton Courtenay is one of South Oxfordshire's most highly regarded and sought after locations. A pretty village with a stunning green and many period and thatched properties; there is a real sense of community. This is very much a village which retains the best qualities of traditional village life. Perched on the banks of the River Thames, there are three pubs to choose from, a village shop, post office and a garage.

Commuting to London or Oxford couldn't be easier. Courtenay Lodge is exceptionally well placed, with Didcot Parkway Station only 4.1 miles away and trains to London Paddington from 37 minutes. The village is also very well served by bus routes to all of the main private schools within the surrounding area.

The closest town is Abingdon which sits in a desirable position on the River Thames and includes a stunning market square and attractive architecture, such as the County Hall, built from Oxfordshire Limestone and believed to be designed by Sir Christopher Wren.

Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, the surrounding countryside is idyllic with inexhaustible options for lovers of the outdoors, with highlights being the River Thames and Wittenham Clumps.

TOWNS & TRAIN STATIONS

Abingdon 2.7 miles
Oxford 11 miles
Didcot Parkway Station 4.1 miles
London Paddington from 37 mins

LOCAL

The Swan, Sutton Courtenay
The Eyston Arms, East Hendred
Wittenham Clumps





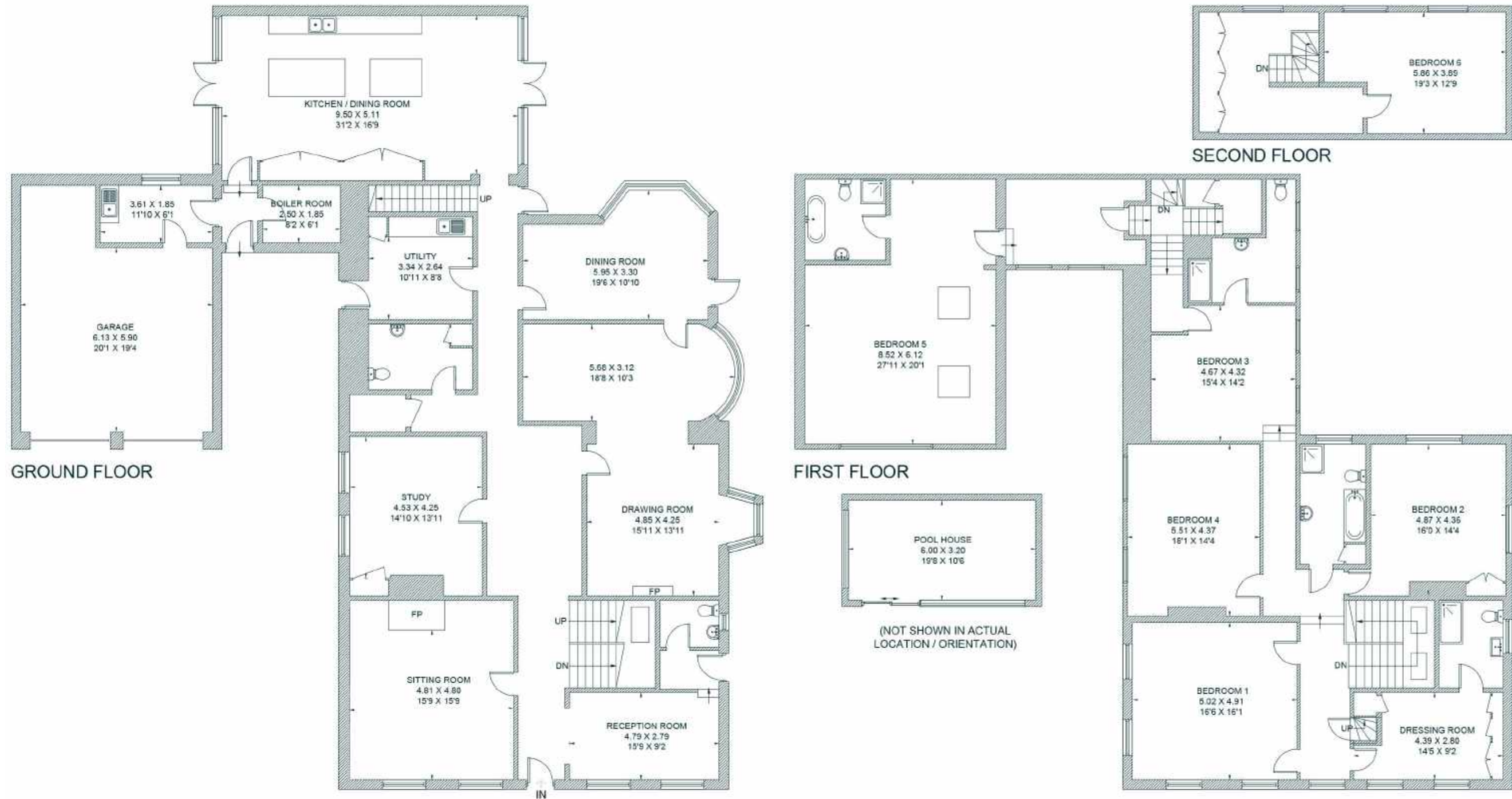








FLOORPLAN



Approximate Area - 596.9 sq m / 6,425 sq ft | Pool House - 19.3 sq m / 208 sq ft | Total - 616.2 sq m / 6,633 sq ft

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AREA GUIDE

Oxfordshire

51°44'22.7"N 1°36'33.3"W

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.

WALKING The Ridgeway

An ancient track described as Britain's oldest road which meanders through picturesque countryside. The Ridgeway runs from Wiltshire, along the chalk ridge of the Berkshire Downs to the River Thames at the Goring Gap.

EATING OUT The Eyston Arms

Located in the middle of the oldest part of the historic village of East Hendred, at the foot of the Ridgeway. In recent years it has received several awards and accolades. They pride themselves on the number of clients and friends who eat regularly at the Pub.

EVENT Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

DAY OUT Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.





THE
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51° 42' 58.9" N 1° 12' 54.6" W