

Mill Swathe

Mill Lane, Sutton Courtenay
Abingdon, Oxfordshire, OX14 4BE

51°38'17"N , 001°16'50"W
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE

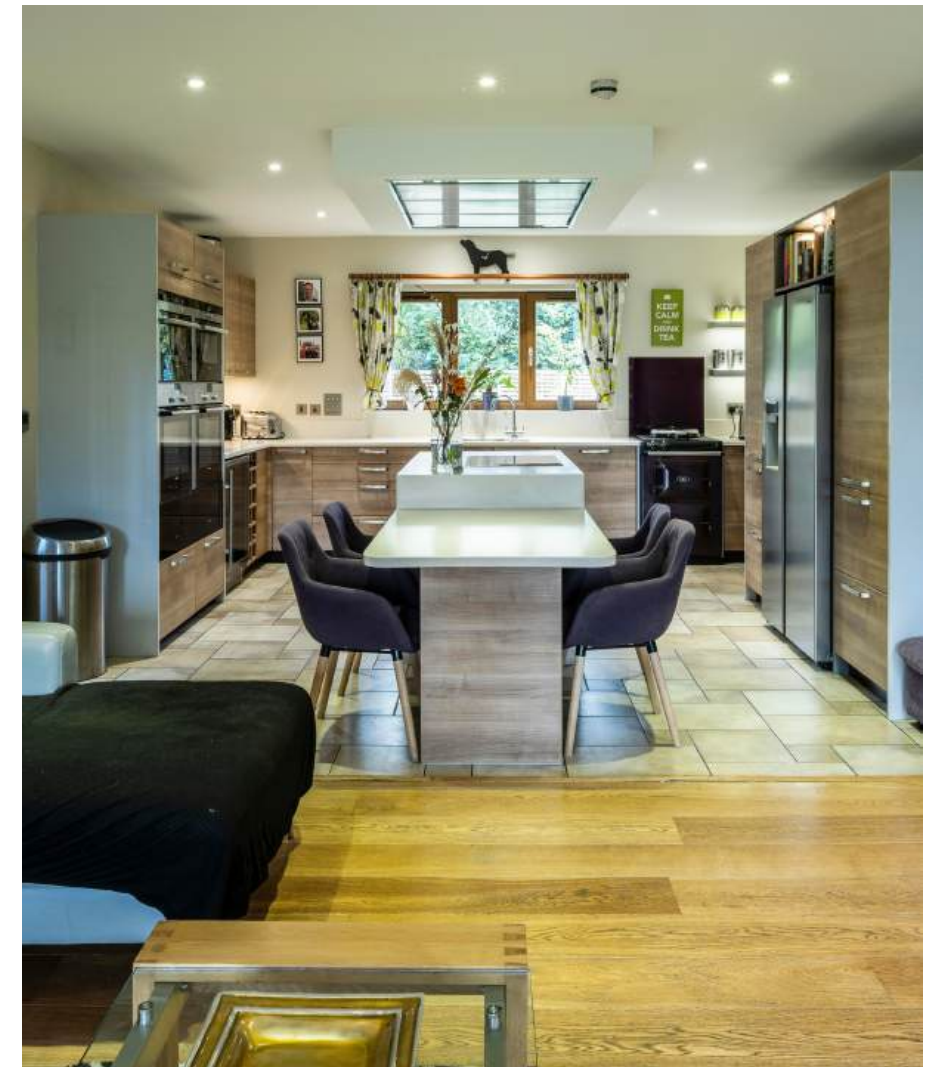


Mill Swathe is a striking modern home where light, space, and craftsmanship come together in perfect harmony. Designed by renowned architects Anderson Orr, its clean lines and expansive glazing create a seamless connection between inside and out. The open-plan living areas are anchored by a beautifully crafted kitchen and flow effortlessly onto the terraces, ideal for entertaining. Every detail reflects refined contemporary living, from the use of natural materials to the calm, minimalist design. Upstairs, elegant bedrooms are bathed in light, each finished with precision and style. Throughout, there's a quiet sense of balance and sophistication, making Mill Swathe an exceptional home that combines architectural integrity with effortless comfort and modern luxury.



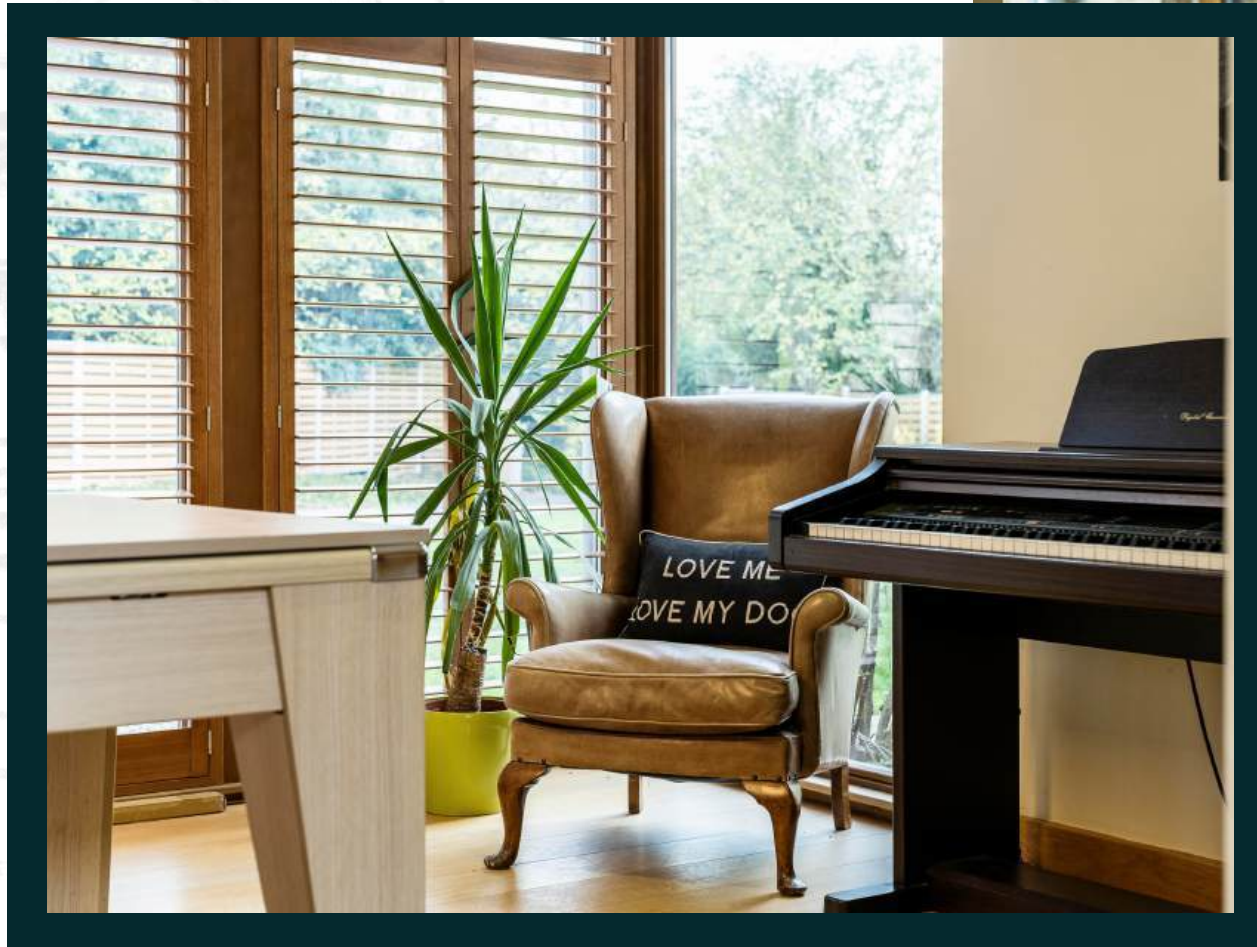








THE FINER DETAILS



- 6 Bedrooms
- 7 Reception rooms
- 6 Bath/Shower rooms
- 1 Cinema
- 1 Annexe
- 3 Garaging
- Size of Plot - 1.12 acres



THE FINER DETAILS



SERVICES

Mains water and electricity
Private drainage
Gas fired central heating
Solar panels

EPC

TBC

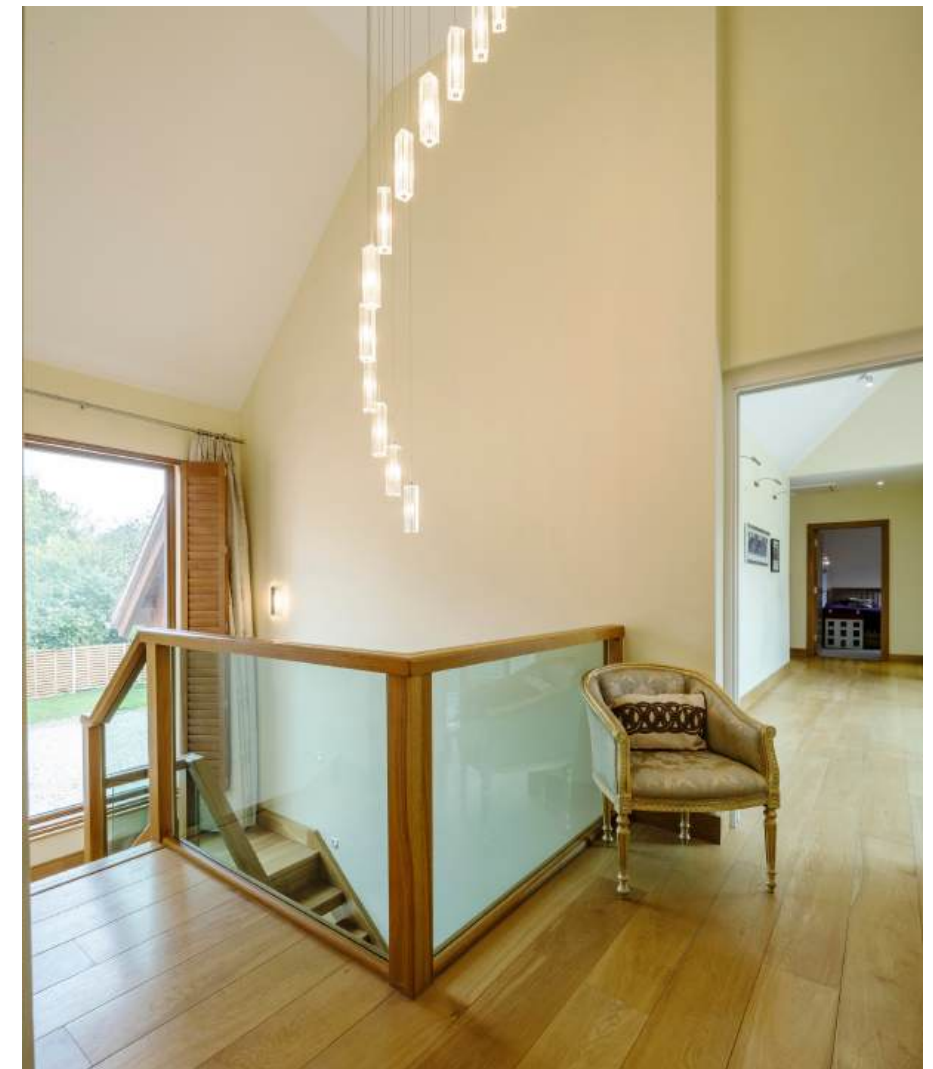
COUNCIL TAX

Band G

LOCAL AUTHORITY

Vale of 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, two village shops and a garage.

Commuting to London or Oxford couldn't be easier. Mill Swathe is exceptionally well placed, with Didcot Parkway Station only 4 miles away and trains to London Paddington from 37 minutes.

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. This is market town living at its finest. Oxford itself is just over 10 miles away.

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.

There is a wide and excellent choice of both state and private schools, including a Primary School within Sutton Courtenay.

TOWNS & TRAIN STATIONS

Abingdon 2.7 miles

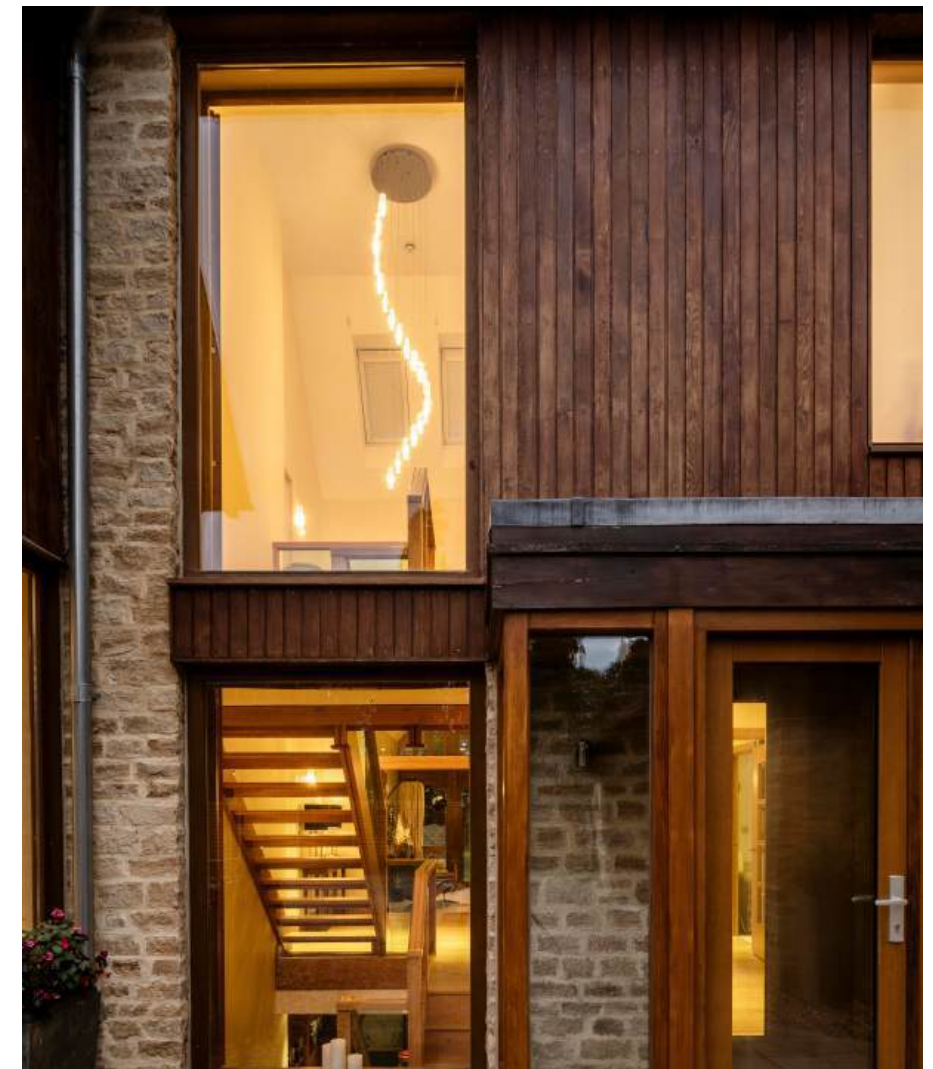
Oxford 11 miles

Didcot Parkway Station 4 miles

London Paddington from 37 mins





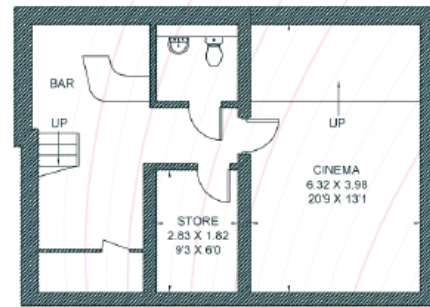




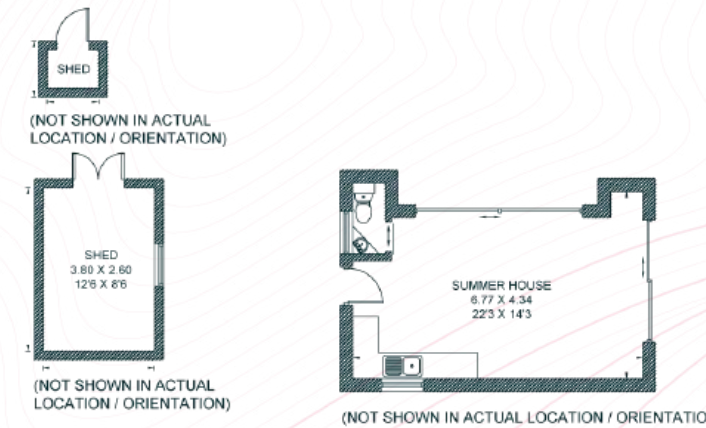




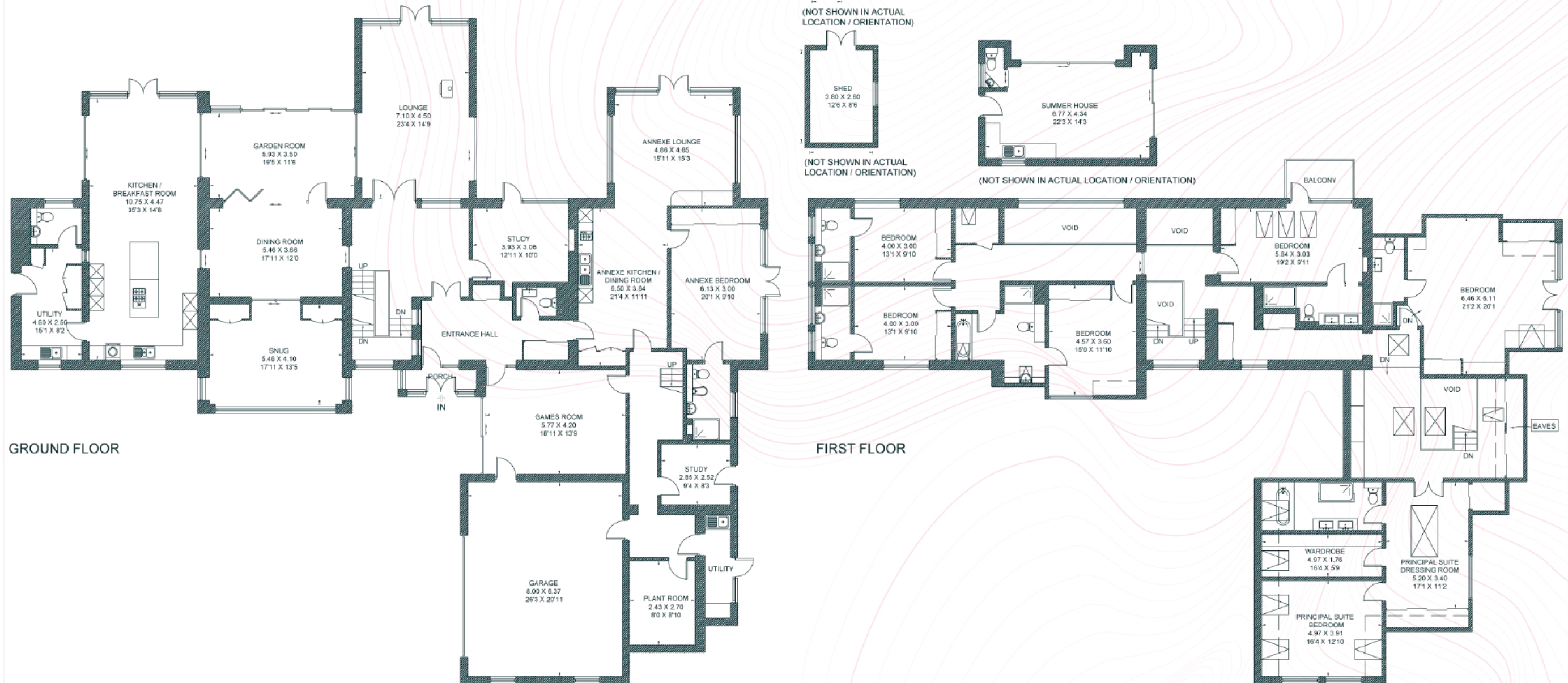
FLOORPLAN



LOWER GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

FIRST FLOOR

Total - 789.2 sq m / 8,495 sq ft
House - 762.1 sq m / 8,203 sq ft | Outbuildings - 27.1 sq m / 292 sq f

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AREA GUIDE

Oxfordshire

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'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail

WALKING

Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

EATING OUT

Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

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.





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