

1 UNIVERSITY COTTAGES

EYNHAM ROAD, SUTTON OX29 5SA

1 University Cottages

Eynsham Road, Sutton OX29 5SA

Brimming with kerb appeal and characterful charm, this delightful family home sits in a peaceful hamlet surrounded by countryside. Inside, it offers everything one would hope for in a period property, including stone fireplaces, two wood-burning stoves and traditional ledge-and-brace doors. The accommodation is presented in excellent order, and blends perfectly original character with contemporary living. The ground floor comprises two reception rooms one with stone fireplace and stove and one with a stand-alone stove. The stunning kitchen/dining room is fitted with a superb range of units, integrated appliances and provides a fabulous social family space. Bi-fold doors open out to an extensive paved and decked seating area, creating a superb alfresco dining retreat and an idyllic spot from which to enjoy the far-reaching countryside views and surrounding wildlife. The summerhouse provides additional space currently used as a home office/workshop.

GUIDE PRICE

£725,000

 **3**

 **2**

 **2**

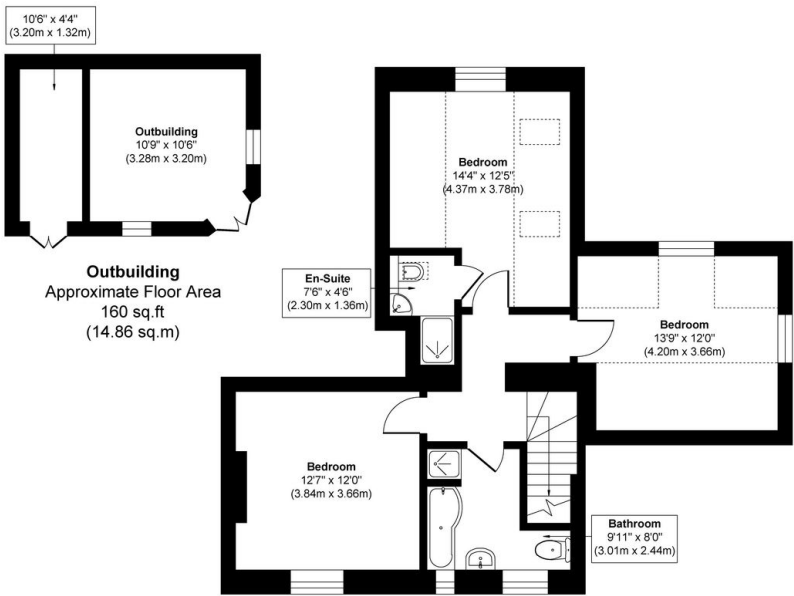


**Delightful
Quarter Acre
with Views**

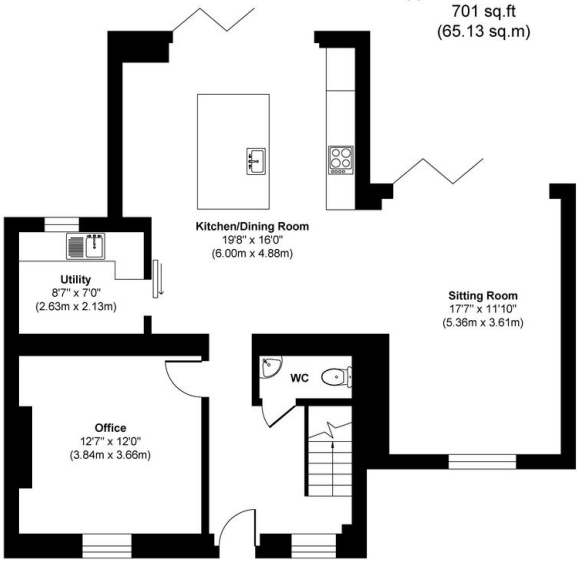




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Approximate Gross Internal Area 152.09 sq.m / 1637 sq.ft
Outbuilding Area 14.86 sq.m / 160 sq.ft
Total Area 166.95 sq.m / 1797 sq.ft



First Floor
Approximate Floor Area
701 sq.ft
(65.13 sq.m)



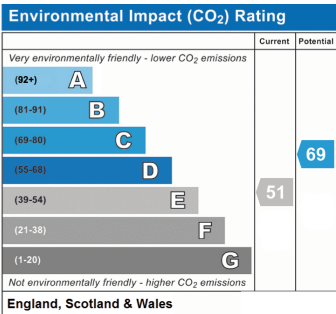
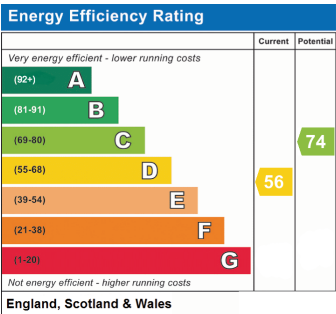
Ground Floor
Approximate Floor Area
936 sq.ft
(86.96 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Council Tax:
Band D - £2,518.23

Parking:
Gated Driveway

Local Authority:
West Oxfordshire District Council



LOCATION

Sutton, an attractive Medieval village eight miles west of Oxford. It is conveniently located for notable schools in the locale, these include Radley College, Abingdon School, St Edwards, Summerfields and The Dragon School. Sutton is just 0.5 miles from the village of Stanton Harcourt which has a primary school, church and the popular Harcourt Arms gastro pub/restaurant, and is three miles from the much larger village of Eynsham which has a super range of facilities including the well-regarded Bartholomew School. The market town of Witney provides a more extensive range of high street and independent shops and a multi-screen cinema. Excellent road and rail links with easy access to the A40 and M40 via the A34. Train stations at Oxford and Oxford Parkway.



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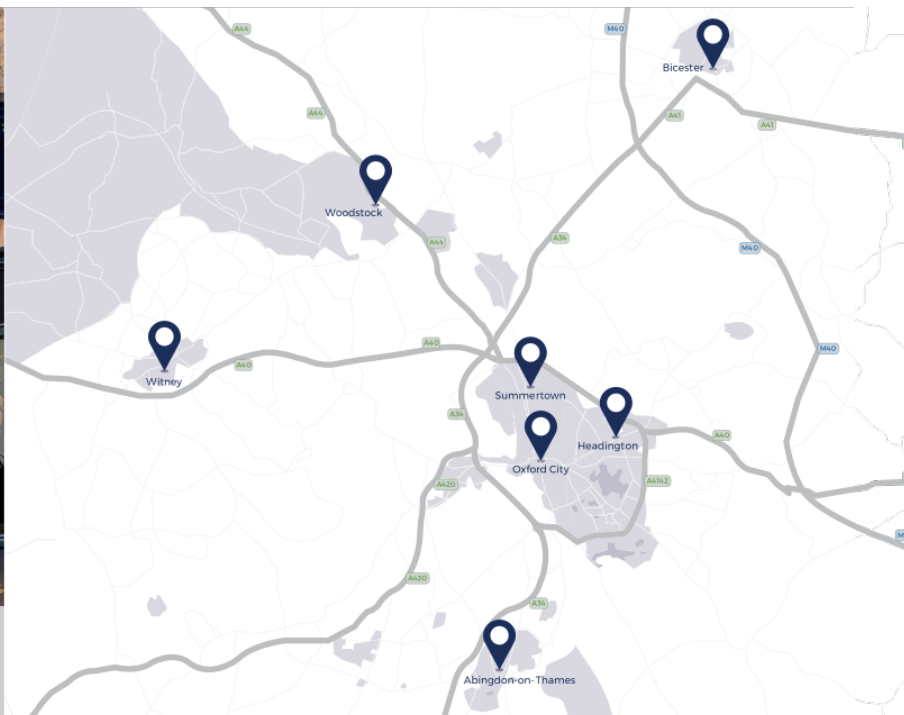
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