



**High Street**  
Sutton Courtenay

**Carter Jonas**

## **HANTON LODGE HIGH STREET, SUTTON COURTENAY OX14 4AX**

Reception Hall · Sitting Room · Kitchen/Lifestyle Room  
Dining Room · Study · Store · Snug · Utility  
Dance Studio/Gym · 7 Bedrooms · Garden

### **DESCRIPTION**

Hainton Lodge is a substantial detached period property located at the southern end of the high street within this highly regarded Thames side village. The accommodation has been extended over the years and provides a high degree of flexibility together with a tremendous amount of character complimented by attractive westerly facing gardens in a plot which extends to approximately 0.4 acres.

Notable features within the accommodation include an inviting reception hall which leads to a large triple aspect sitting room with open fireplace and also to a separate dining room with fireplace. There is a fabulous 28 foot by 22 foot lifestyle family kitchen featuring a range of bespoke hand crafted "in-frame" kitchen with solid wood units, large central island, granite worktops and a feature fireplace with inset gas fired Aga, walk in larder and adjoining breakfast room with French doors which lead to the rear gardens.

There are 7 bedrooms in total with an impressive principle suite comprising large double-aspect bedroom, walk in dressing room and full ensuite bathroom. There are ensuites to 2 further bedrooms and a further family bathroom.

Furthermore, there is annexe potential to the ground floor where there is currently a dance studio/gym, shower room and utility room, all of which can be accessed independently from the main residence.

**A HIGHLY INDIVIDUAL AND WELL PRESENTED DETACHED PERIOD FAMILY HOME PROVIDING ALMOST 4500 SQ FT OF ACCOMMODATION IN THIS WELL-REGARDED THAMES SIDE VILLAGE**



The property is situated in a prime position within the village which is itself conveniently located midway between Abingdon and Didcot. The village is steeped in history and is home to many historic buildings including the Norman Hall Manor House and the Abbey. The village has also been home to some famous residents in its time, including Lord Asquith, and the writer George Orwell is buried in the church yard.

Communications are excellent with the nearby A34 connecting northbound to Oxford and the M40 and southbound to Newbury and the M4. Didcot Parkway is a short drive away and provides a connection to London Paddington in approximately 40 mins.

Further information

Council Tax: Band C

EPC rating: E

All mains services connected

Broadband speed and mobile coverage can be checked at [ofcom.checker.org](http://ofcom.checker.org)

Tenure: Freehold

Local Authority: Vale of White Horse

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX14 4AX



