



Saxon View
Red Kite Close | Sutton Courtenay | Oxfordshire | OX14 4SG

FINE & COUNTRY

SAXON VIEW

A stylish and contemporary five bedroom family home tucked away in the beautiful Oxfordshire village of Sutton Courtenay and backing onto glorious countryside. This exceptional and substantial property offers plenty of versatile space for a large family to relax together, entertain friends and work from home.



This impressive property is a sophisticated yet practical home where the rooms flow perfectly together and every single room is finished to an exacting standard. Large windows and generous rooms give an abundance of light and space, which continues throughout the whole property.

This detached residence offers over 3,000 sq ft of immaculate accommodation with an exquisite kitchen / dining room flowing through to a superb sitting room, both with views of the garden and the fields beyond. Additionally, there is a superb master suite, four further double bedrooms (one with en-suite) and a tranquil garden with countryside view.

Despite its grand proportions and elegant finish, this property has a real warmth to it. This is not only a beautifully designed and styled home but one intended to be a joy to live in, and ideal for someone wanting an impressive yet low-maintenance home in the heart of the Oxfordshire countryside.



Ground Floor

Walking through the front door, the entrance hall is truly breath taking, with its glimpse of the kitchen and the views beyond the garden. There are so many great spaces on the ground floor but the impressive kitchen/dining room overlooking the garden and fields beyond is bound to be the heart of the home. The kitchen area, with its central island and high-quality appliances, is a stylish yet practical space to cook, entertain and relax. The kitchen / diner leads to a superb and generous dual aspect sitting room. The sitting room is vast, measuring 27'3 x 18'4, and ideal for people who enjoy open plan living. Despite the openness of this room, it still has a warm feel with a wood burning stove and luxurious silk carpet. The space has also been designed with dual heating and lighting zones so that it could be easily split into two to create cosier individual rooms. Additionally on the ground floor, there is a generous utility room, boot room, cloakroom and integral double garage with electric doors. There is underfloor heating throughout the ground floor accommodation.







Seller Insight

“ After living between homes in Cheshire and Surrey while juggling a career in London, we first identified Sutton Courtenay for its great links into the City, with a door-to-door commute of under an hour, its doorstep walks along the Thames and the stunning historic villages which surround it. It's also perfectly positioned between two of our favourite places with only a 20 minute drive into Oxford to the North and a short drive to Goring-on-Thames to the South, where we regularly enjoy breakfast in a beautiful restaurant perched upon the Thames.

Having had Sutton Courtney on our radar but searching for a modern home in a smaller, more private development, we were blessed to find Red Kite Close set down a private drive and nestled against the fields behind. With only four plots and its hidden positioning from the road, the intimacy of the close has encouraged a wonderful relationship amongst the few families who live here and it's positioning allows for incredibly quiet, tranquil evenings when relaxing in the garden.

Inside, we immediately fell in love with Saxon View for its generously-proportioned rooms, modern appliances and stunning open-plan layout which created the perfect home to host. Facing the fields behind, the large kitchen island became the natural place for guests to settle while we cook facing the most beautiful sunsets through the large glass doors onto the garden. During the summer months, we even get to watch hot air balloons gently take off from the fields behind and are occasionally treated by wild deer grazing along our boundary.

The five generously-sized double bedrooms and great sunsets quickly turned our dinner parties into weekend retreats and is now the regular meeting point for our friends and family from surrounding counties to enjoy weekends together and long countryside walks around the Cotswolds.

If it wasn't for a career move to California, I wouldn't trade it for the world. **

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





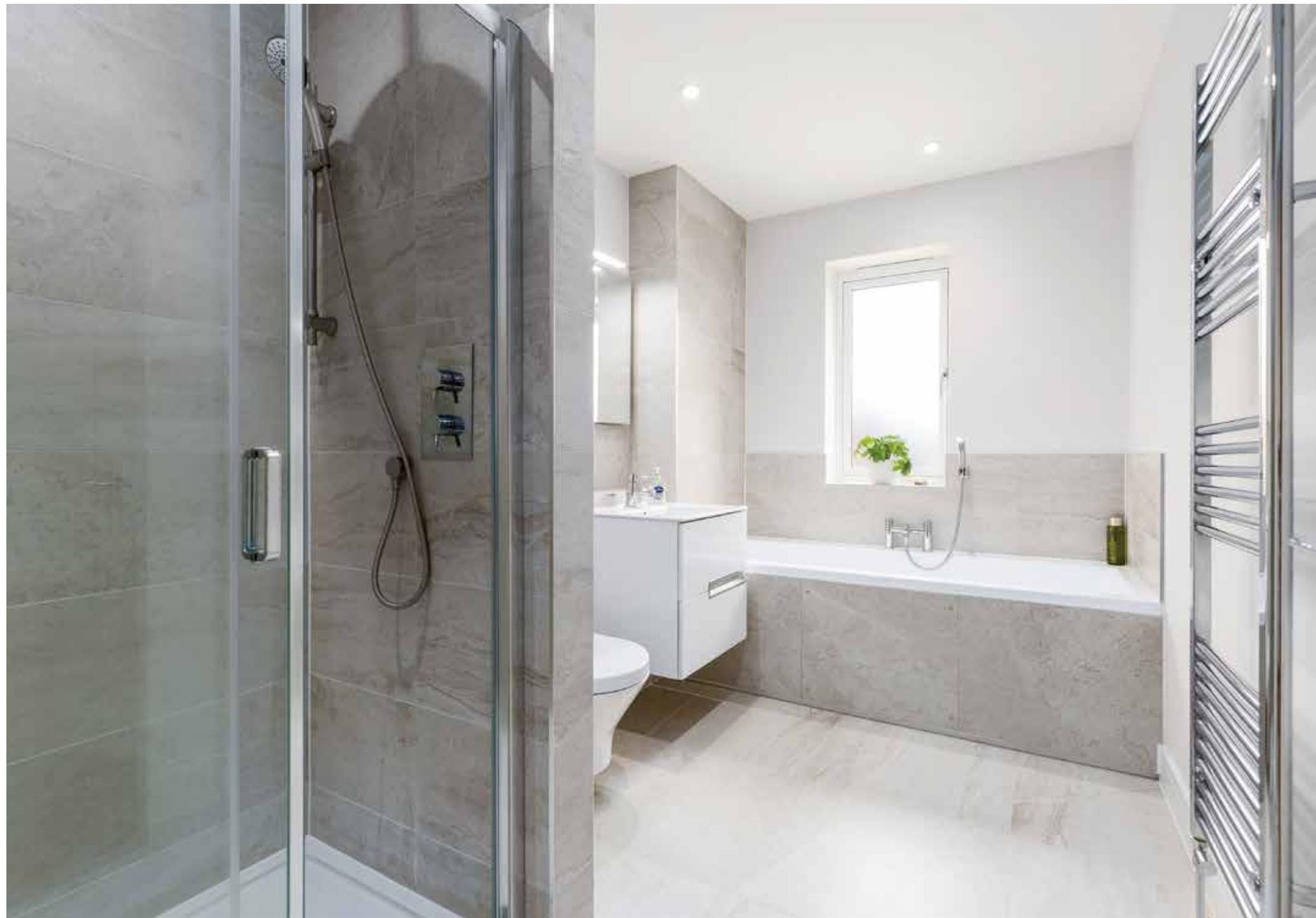
First Floor

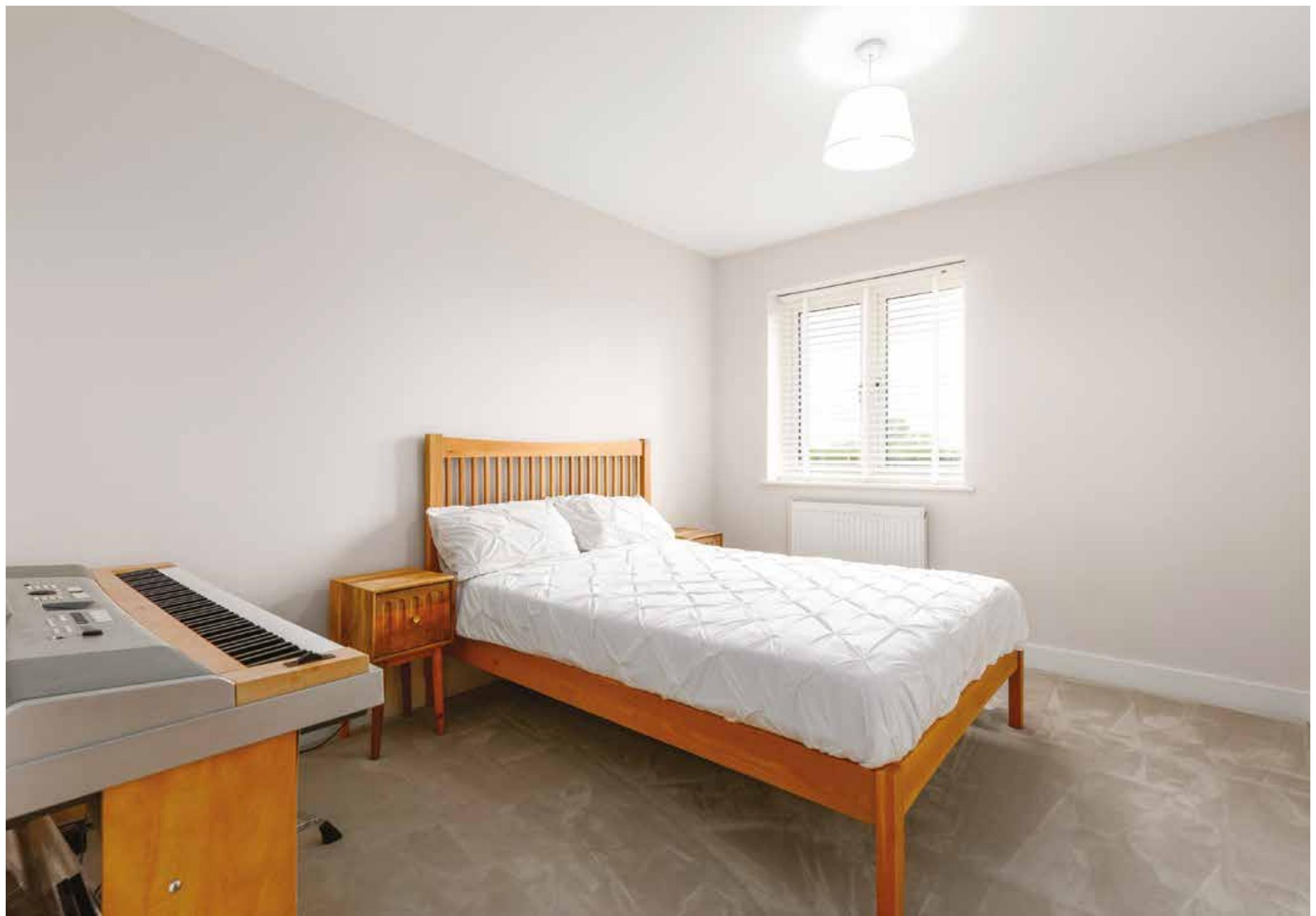
The quality continues throughout the whole of the upstairs, with all five double bedrooms decorated tastefully and neutrally and the three bathrooms all modern and immaculate. There is a beautiful 20'2 x 16'4 master suite with generous dressing area, en-suite shower room and Juliet balcony giving an uninterrupted view of the garden and fields beyond. The guest room is equally as impressive with ample space and an en-suite shower room. Additionally, there are three more double bedrooms and a superb family bathroom.



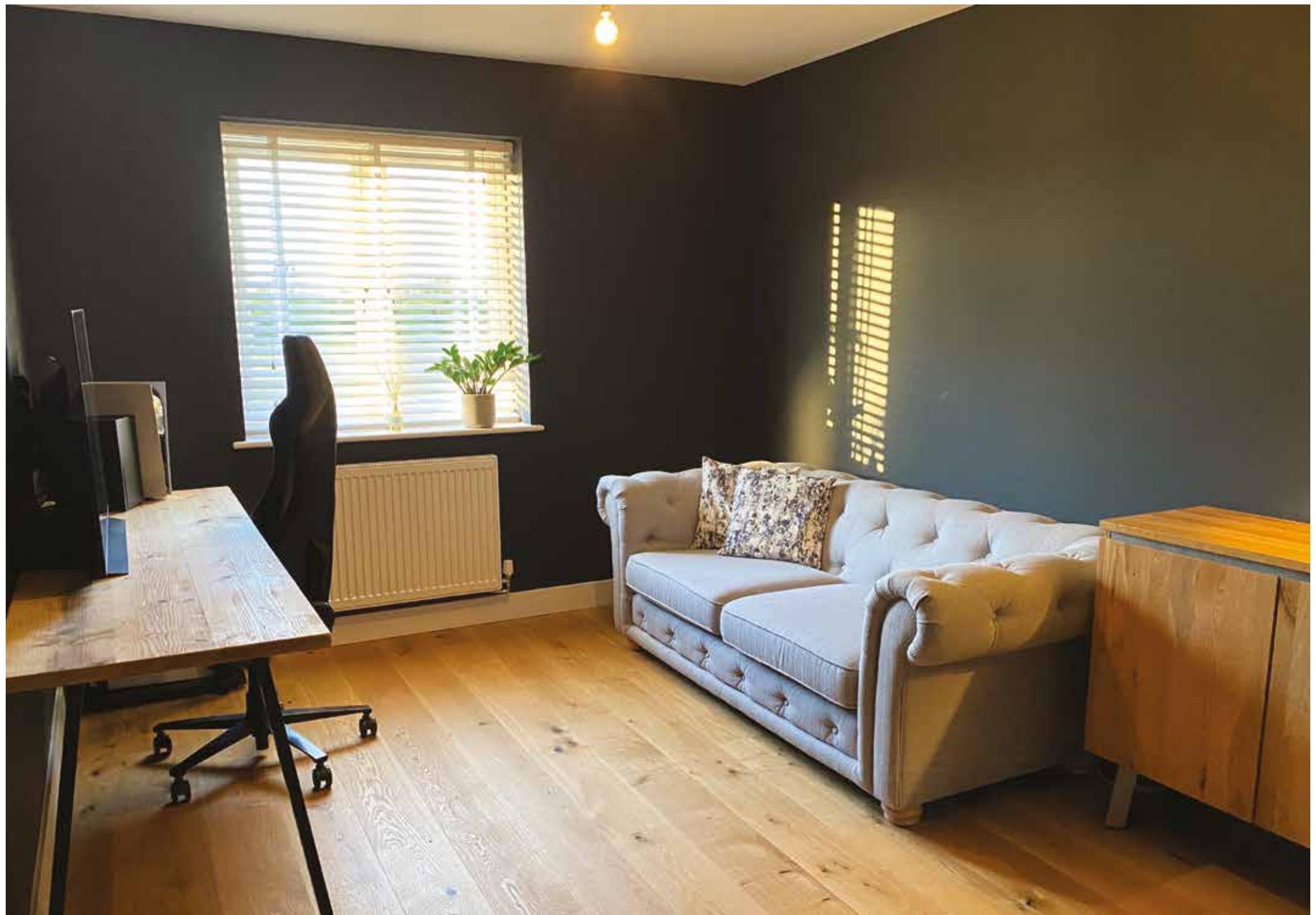














Outside

The property is approached via a shared gravel driveway with a brick paved private drive to the front and double garage offering ample parking to accommodate the large home. The rear garden is a true haven, and the perfect place to enjoy the beautiful views and surrounding wildlife. Measuring 37' x 23', the garden is low maintenance with patio seating area and lawn, with plenty of potential for a keen gardener to create something special to compliment the rural backdrop.





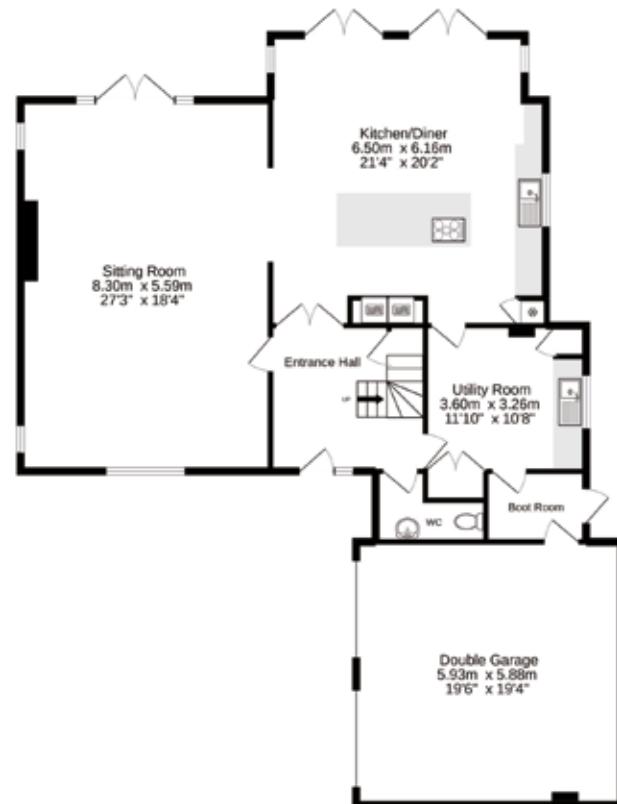


Location

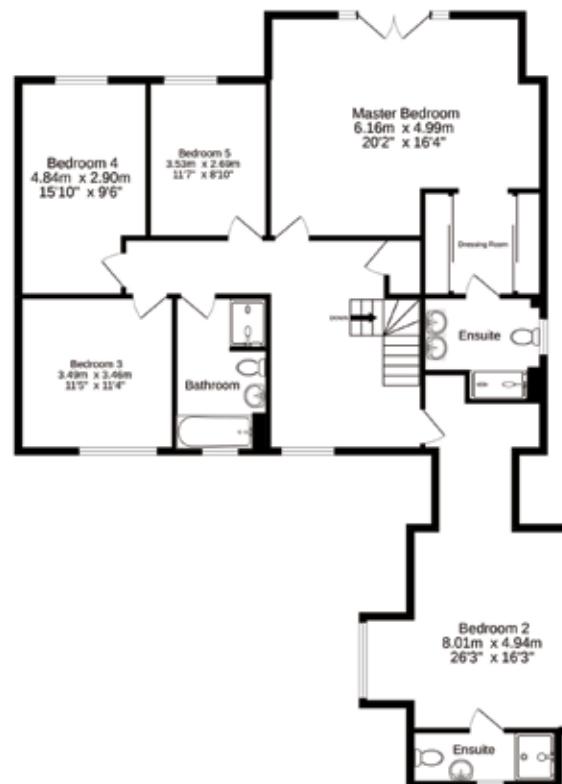
Sutton Courtenay is a very special village, steeped in history and with wonderful surroundings and walks, a highly regarded primary school, village shops and choice of family friendly pubs. It is also well placed for access to some of the best Independent Schools in the county, with a school coach service for pupils to get to Abingdon School and St Helens School, which are conveniently only 5 miles away. Despite its rural setting, Oxford City Centre is just 10 miles away with its fabulous choice of restaurants and shops, Didcot is just 4 miles away, with its direct train access to London Paddington, and the A34 is in easy reach with links to the M4 and M40.



Ground Floor
150.2 sq.m. (1617 sq.ft.) approx.



1st Floor
131.9 sq.m. (1420 sq.ft.) approx.



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TOTAL FLOOR AREA : 282.2 sq.m. (3037 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details are for general purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

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