



**Sutton Wick Lane**  
Drayton

**Carter Jonas**

# ORCHARD BARN SUTTON WICK LANE DRAYTON OX14 4HJ

Period barn conversion in idyllic village location  
5 bedrooms, 3 receptions & 2 bathrooms  
South-facing terrace & mature gardens  
Double driveway & detached garage

## DESCRIPTION

Orchard Barn is a beautifully presented five-bedroom detached period barn conversion, offering over 2,500 sq ft of accommodation. Set towards the end of a no-through lane, the property enjoys a peaceful position backing onto the expansive Millennium Green. Believed to date back to c.1780, the barn was thoughtfully converted into a family home in the late 1980s. Cherished by the current owners since 1993, it now presents a rare opportunity to acquire a unique and historic home in one of the village's most desirable locations.

The ground floor features a well-appointed farmhouse-style kitchen/breakfast room with brick fireplace and fitted Aga, complemented by a separate utility room. Three versatile reception rooms include a stunning 35-foot, double-aspect living/family room, complete with large stone Inglenook fireplace, cast iron log-burning stove, and bi-fold doors opening onto a south-facing sun terrace.

Upstairs, the principal bedroom is generously proportioned and benefits from an ensuite bathroom. Four additional double bedrooms enjoy open views across the Millennium Green and are served by a family bathroom and separate shower room.

The front of the property offers two driveways with ample parking, one of which leads to a detached stone-built garage with excellent ceiling height—ideal for conversion into a garden studio or annexe (STPC). The mature, south-facing rear and side gardens are beautifully landscaped and include fruit trees, soft fruit bushes, a productive vegetable patch, and greenhouse. Several private, well-screened seating areas provide tranquil outdoor living, with a gate offering direct access to the Millennium Green.

**A SUPERBLY LOCATED DETACHED BARN CONVERSION OFFERING A WEALTH OF CHARACTER ALONG WITH PRACTICAL FIVE BEDROOM ACCOMMODATION AND VIEWS OVER THE VILLAGE MILLENNIUM GREEN. INTERNAL VIEWING HIGHLY RECOMMENDED**



Sutton Wick is a delightful hamlet at the northern end of Drayton, which has village shops catering for everyday needs. Abingdon, which holds claim to the title of Britain's oldest town, is 2 miles away and provides a range of comprehensive amenities including banks, library, churches and a wide range of shops. There are many schools, both state and private, in the vicinity including Abingdon School, St. Helen & St. Katharine, The Manor Prep, Chandlings, Radley, Cothill and the Europa School along with the well reputed Oxford schools.

The village is well located for access to the A34, connecting the M40 and M4 motorways. Didcot station, 6 miles away, provides a fast rail link to London Paddington in approximately 45 minutes.

Tenure: Freehold

Council tax: Band G

All mains services are connected.

According to Ofcom, Ultrafast broadband is available.

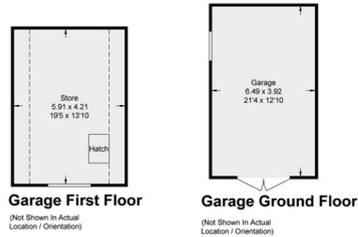
Mobile coverage is likely outdoor but limited indoor.

## ADDITIONAL INFORMATION

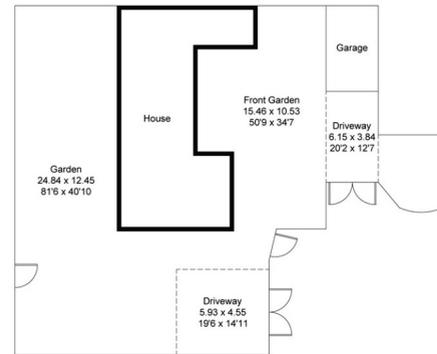
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX14 4HJ





**Orchard Barn,OX14**  
 Approximate Gross Internal Area = 233.2 sq m / 2510 sq ft  
 Garage / Store = 50.3 sq m / 541 sq ft  
 Total = 283.5 sq m / 3051 sq ft  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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