

THE HOUSE



The House, Sutton Courtenay

A Contemporary Lakeside Masterpiece — 1 Hour from London

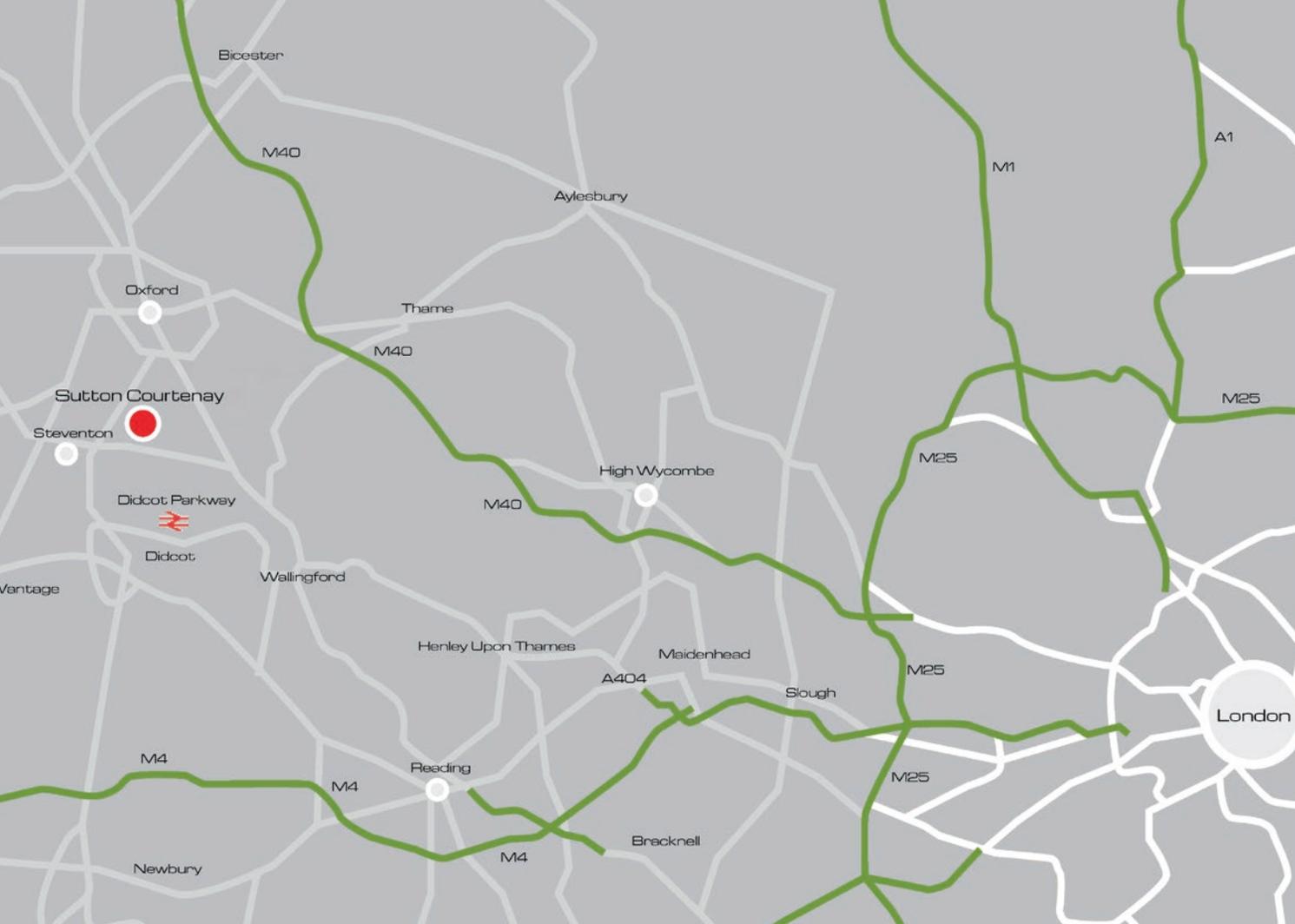
Set in a truly exceptional lakeside setting, The House is a unique modern residence that blends striking architectural vision with effortless liveability. Inspired by the relaxed elegance of southern hemisphere design, it sits gently within its surroundings, combining intelligent low-impact construction with timeless style.

At the heart lies a [contemporary Poggenpohl kitchen with Gaggenau appliances](#) — a beautifully crafted space designed for both serious cooking and effortless entertaining. It flows seamlessly into open-plan dining and social areas framed by glass walls that capture the serenity of the lake beyond. The home also offers five additional living areas including a family room, cinema, gymnasium, and a home office — creating an environment equally suited to relaxation, creativity, and connection. Built to the highest standards, the design celebrates clean Modernist lines, abundant natural light, and the principle of simplicity executed with precision.

Outside, there are two distinct garden areas designed for wellness and tranquility. To the rear, a private Japanese garden offers a secluded retreat for reflection and calm. Leading off the kitchen, a landscaped family garden brings the indoors out — perfect for everyday enjoyment, enhanced by an integrated outdoor sound system, indoor swimming pool and annex. The 0.7-acre gated estate includes dual driveways and direct lake frontage, offering both privacy and presence in equal measure.

Just one hour door-to-door from London Paddington via nearby Didcot Parkway Station, *The House* is a residence of international calibre — where architectural elegance meets tranquil lakeside living.





...well connected

directions

From Oxford proceed South on the A34 to the Didcot Junction. Proceed down the sliproad bearing left to the village of Milton which you take the first turning left in to. Proceed through the village and over the mini roundabout on the far side and head to the 'T' junction where you turn right to Sutton Courtenay. On entering the village of Sutton Courtenay bear left through the green and you will eventually reach a sharp right hand bend shortly after which you will see The Fish Restaurant /public house on your right, immediately after which you turn right in to All Saints Lane. Proceed straight on and after the restaurant car park on your left you will take the next private driveway on your left signposted The House which will take you to its high gated entrance.

WHAT3WORDS Co-ordinate:- [///arena.open.yard](http://arena.open.yard)

education

Abingdon School
www.abingdon.org.uk

Radley College, Radley (Abingdon)
www.radley.org.uk

Dragon School, Oxford
www.dragonschool.org

Oxford High School
www.oxfordhigh.gdst.net

St Helen & St Katharine School
www.shsk.org.uk

Magdalen College School, Oxford
www.mcsoxford.org

Chandlings Prep
www.chandlings.org.uk



...interior detailing

Few contemporary homes succeed in uniting architectural vision with genuine liveability. *The House* redefines that balance — effortlessly flowing between inside and out, where thoughtful design enhances comfort and light-filled spaces connect naturally to the landscape. It's Modernism made for real life.



...unique & liveable

Life at *The House* is designed to flow effortlessly. The ground floor brings together a series of stylish, social spaces — perfect for everything from relaxed family suppers to more formal dinners with friends. There's a cinema room for winding down and a peaceful workspace for quiet focus. Every area has been crafted for real life, combining comfort and sophistication, while the self-contained annexe offers additional flexibility — a private retreat ideal for guests, a family member, or live-in staff.

...good for the soul

At *The House*, wellbeing is woven into the architecture itself. The indoor pool sits at the heart of the home, flowing naturally towards the gardens and connecting seamlessly with the adjoining gym and wellness spaces. A private stairway leads directly to the principal bedroom suite, creating a sense of effortless connection. A place designed not just to live, but to thrive. A home where design and wellbeing exist in perfect harmony.



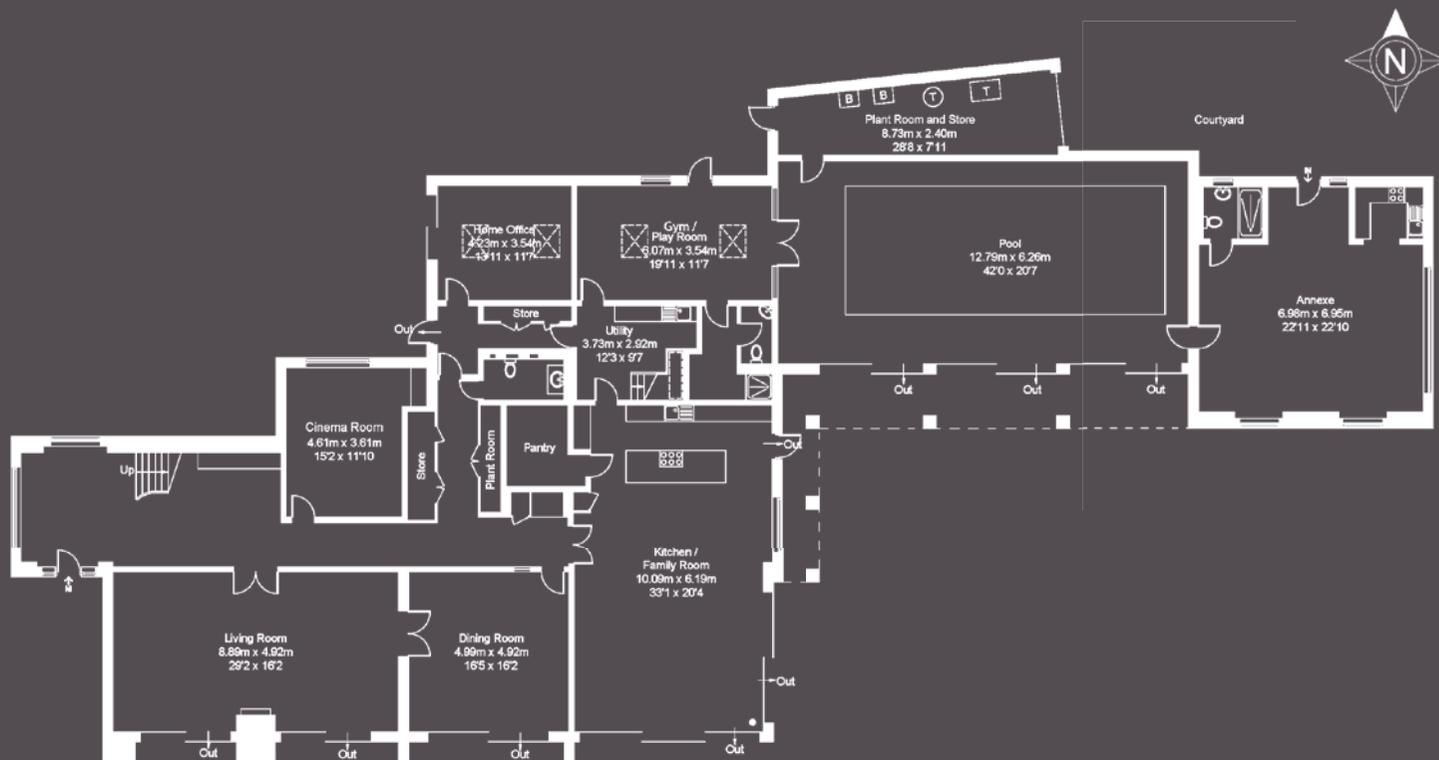
floorplans

Approximate Gross Internal Area

Main House	596.40 Sq M	6,420 Sq Ft
Garage/Gym	85.00 Sq M	915 Sq Ft
Annexe	49.90 Sq M	537 Sq Ft
Total	731.30 Sq Ft	7,872 Sq Ft

Ground Floor

Living Room	8.89 x 4.92	29'2 x 16'2
Dining Room	4.99 x 4.92	16'5 x 16'2
Kitchen/Family Room	10.09 x 6.19	33'1 x 20'4
Cinema Room	4.61 x 3.61	15'2 x 11'10
Utility	3.73 x 2.92	12'3 x 9'7
Home Office	4.23 x 3.54	13'11 x 11'7
Gym / Play Room	6.07 x 3.54	19'11 x 11'7
Pool	12.79 x 6.26	42'0 x 20'7
Plant Room and Store	8.73 x 2.40	28'8 x 7'11
Annexe	6.98 x 6.95	22'11 x 22'10



Ground Floor

floorplans

Approximate Gross Internal Area

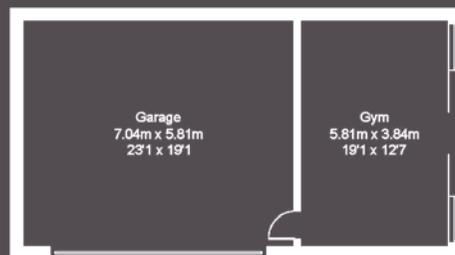
Main House	596.40 Sq M	6,420 Sq Ft
Garage/Gym	85.00 Sq M	915 Sq Ft
Annexe	49.90 Sq M	537 Sq Ft
Total	731.30 Sq Ft	7,872 Sq M

First Floor

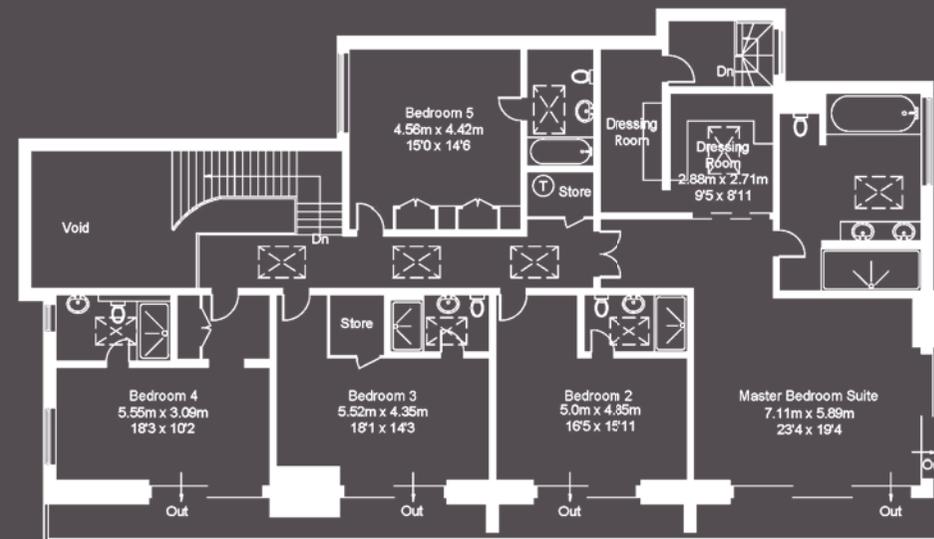
Bedroom 4	5.55 x 3.09	18'3 x 10'2
Bedroom 3	5.52 x 4.35	18'1 x 14'3
Bedroom 2	5.0 x 4.85	16'5 x 15'11
Master Bedroom Suite	7.11 x 5.89	23'4 x 19'4
Bedroom 5	4.56 x 4.42	15'0 x 14'6
Dressing Room	2.88 x 2.71	9'5 x 8'11

Garage/Gym

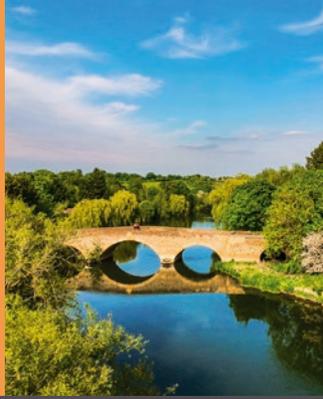
Garage	7.04 x 5.81	23'1 x 19'1
Gym	5.81 x 3.84	19'1 x 12'7



(Not Shown In Actual Location / Orientation)



First Floor



...thriving, much-coveted village

Under one hour door to door from The House to London Paddington Station is just one of the many reasons that make Sutton Courtenay so desirable as a village in which to live.

A vibrant village made so in part by its successful pubs and restaurants, with *The George* renowned for creating a welcoming “village hub” atmosphere, and *The Swan Food House*, owned and run by a local couple, offering excellent Spanish-influenced small plates in a relaxed setting on the village green. *The Fish*, a French restaurant on All Saints’ Lane, serves refined cuisine in a charming setting with a beautiful garden — perfect for summer drinks. *The Endurance Boat* on the River Thames, owned and run by the great-great-niece of explorer Ernest Shackleton, is a popular weather-dependent “pop-up” café that has been a hit with villagers from the outset.

Sutton Courtenay is a short distance from Abingdon Town centre and has an active outdoor spirit. With beautiful walking and cycle routes following the Thames Pathway and surrounding countryside.

There are village shops and *The Great Hall* within the Abbey (dating to 1066, when the land was gifted to the Benedictine monks) offers a popular weekend café and hosts local events that reflect the village’s thriving community life.

...beautifully detailed sleeping quarters



The House offers 6 bedroom suites in total. The first-floor suites enjoy far-reaching views through extensive glazing, making the most of the home's contemporary architecture and connection to the landscape. Each bedroom has been thoughtfully designed to combine comfort with style, while the ensuite bathrooms are finished to the highest standard, creating a refined sense of calm and luxury throughout the sleeping quarters



modernist



architectural



detailing







...the dream house by the lake



west

THE PROPERTY CONSULTANCY

Contact: Gavin West
e: gavin@west-tpc.co.uk
t: 01865 510000
w: www.west-tpc.co.uk

Our Services

Residential Sales

Lettings, Management
& Block Management

Land, New Homes &
Investment

Property Auctions

Commercial Agency

The House, All Saints Lane, Sutton Courtenay, Oxfordshire. OX14 4AG