

PROPERTY AGENTS

JPKnight



Newnham Courtenay, Oxford OX44 9NY



Newnham Courtenay, Oxford

A charming Grade II listed cottage oozing character and benefitting a wealth of period features including two fireplaces and exposed beams and timbers. Set in the heart of this Oxfordshire village with huge community spirit and ideally located within easy access to Oxford City centre and Abingdon.

There is a gravel driveway with parking for several cars and an extensive rear garden with two terraces, sunken seating area with outdoor log burner and fabulous garden studio abutting farmland beyond.



Tenure - Freehold

Accommodation

The property has air source heating and some double and secondary glazing throughout.

Kitchen: 13'4 x 8'8 (L-shaped) Door from driveway, range of storage units with wooden worktops, gas hob, electric oven, space for washing machine and dishwasher, storage cupboard, under-stair cupboard with space for fridge freezer, downlighters, ceiling beam.

Dining Room: 13'2 x 11'11 Window to front, Inglenook fireplace with log burner and timber mantel, underfloor heating, tile effect wood floor.

Inner hall: Window to rear, tile effect wood floor, stairs to landing, downlighters.

Living Room: 15'8 x 13'1 (max) Two stripped wood windows to rear, tile effect wood floor, brick fireplace with timber mantel and open recess shelving, Clearview log stove with quarry tiled hearth.





Bathroom: White three-piece suite including basin with vanity unit, bath with shower above, WC, herringbone tiling, chrome radiator.

Stairs to landing: Exposed wall timbers, recessed wall shelves.

Bedroom 1: 11'9 (excl. wardrobes) x 11'8 (max)
Window to front, full width fitted wardrobes, ceiling timber, radiator.

Bedroom 2: 11'2 x 8'5 (excl. wardrobes) Window to rear, full width fitted wardrobes, radiator.

Bedroom 3: 12'4 x 10'1 (excl. wardrobes, L-shaped)
Window to front, fitted wardrobe, ceiling timber, loft access, radiator.

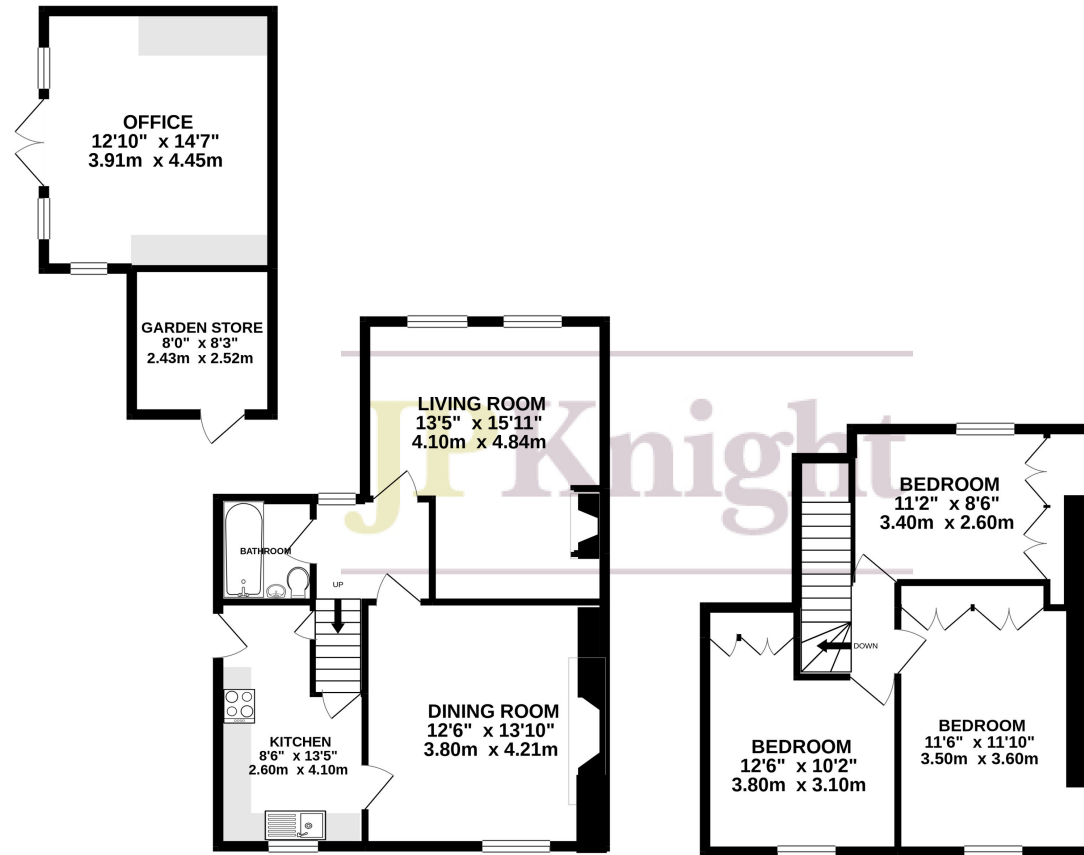
Outside

There is an extensive gravel driveway to the side with parking for several cars, brick outbuilding comprising log store, air source heat pump and separate WC with handwash basin.

The rear garden has a picket gated entrance, brick edged pathway leading to a large patio with a sunken seating area and outdoor woodburning stove, flanked with raised flowerbeds, and lawn interspersed with trees and shrubs. There is a kitchen garden, additional terrace and flower and shrub borders with timber fencing.

Garden Studio: 14'7 x 12'9 Double doors to garden and window to side, storage cupboards with sink unit and integrated fridge, electric heater, wood floor, downlighters, light and power. Garden store: 8'6 x 8'2





Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) 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. This plan is for illustrative purposes 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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