

PROPERTY AGENTS

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Nuneham Courtenay, Oxford OX44 9NX





## Nuneham Courtenay

A delightful Grade II listed cottage nestled in the heart of this distinctive and sought after village well placed for access to Oxford. The main house has 3 bedrooms, an 18'5 sitting room and 14' kitchen/breakfast room; in addition there is a self-contained annexe set at the end of the garden which the current owner has frequently let.

The gardens extend to 115' and face west, southwest with a full width paved terrace leading to an established lawn with a gated gravel drive and further area of garden.

The village enjoys a great community spirit and is protected by its conservation area status, it abuts beautiful countryside and established woodland.



## Tenure - Freehold

Hall: Front aspect, wood floor, cupboard, stairs to landing, down lighters and radiator. Leaded window to the side (the vendor has covered the front door with insulation and plasterboard, it could be re-instated).

Sitting Room: 18'5 x 13'6 (part. L-Shaped) A pretty room with a brick Inglenook fireplace with wood bressummer and log stove set on a stone hearth, display shelves flank the brick chimney breast. Two windows to front and French doors out to the gardens, beamed ceiling, down lighters, two radiators, shelved recess open to the kitchen, under stairs cupboard.

Kitchen/Breakfast Room: 14'3 x 9'7 Range of storage units, quartz worktops, 1/2 bowl sink. Integrated gas hob, extractor fan, electric oven, dishwasher and washer dryer. Two windows overlook the garden with a stable door to the side. Ceiling beam, down lighters, limestone floor, space for US style fridge freezer, kick space heater.







Shower Room: Fitted with a white 3-piece suite including wide shower cubicle, tiled walls and floor, window, down lighters, radiator.

Stairs to Landing: Beamed ceiling with down lighters, linen cupboard.

Bedroom 1: 13'7 x 13'1 Double aspect with windows to front and rear, beamed and scaled ceiling, down lighters, radiators.

Bedroom 2: 10'1 x 10'1 Window to the rear, hanging rails and cupboards flank the room, beamed and scaled ceiling, down lighters and radiator.

Bedroom 3: 10'8 x 6'11 Front aspect, radiator, wardrobe also housing gas boiler, beamed ceiling, down lighters and loft access.

Outside:

Driveway: Set the rear of the property approached via five bar gate with ample parking space.

Beyond the drive the vegetable area of approx. 36' x 18' is available at a £25 per annum charge.

Gardens: A lovely feature of the property with a full width paved terrace, steps up to a timber deck housing a hot tub and steps from the terrace also lead to the main lawn which sweeps through to the end of the garden. It has a deep shrub border and a path to the end with two brick stores partway along.

Timber Shed: 11' x 7'4 (variable).

Kennel/Store: 7'8 x 7'1

Self-Contained Annexe:

Living Room/Kitchen: 18'5 x 11'11 Double aspect with glazed door, kitchen with worktops and cupboards, gas hob, extractor hood, electric oven, further appliance spaces. Wood style floor, radiator, gas boiler and down lighters.

Shower Room: White 3-piece suite, down lighters, tiled floor.

Stairs to 1st Floor:

Bedroom: 18'7 x 12'3 Radiators, 2 skylights, scaled ceilings.





**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 : 1381sq.ft. (128.3 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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