



The Green, Marsh Baldon OX44 9LW



The Green, Marsh Baldon

A beautiful Grade II listed thatched cottage set in the conservation area of this delightful village it features spectacular views across the village green. Set in quarter of an acre the property features mature and attractively landscaped gardens and a detached garage. The accommodation comprises four bedrooms, two reception rooms and a 23' kitchen breakfast room.

This popular setting is six miles south of Oxford and offers easy access onto the A4074.

Accommodation

Entrance Hall: Terracotta tiled floor, panelled walls.

Sitting Room: 15'8 x 12'

Two windows to the front, French doors open to the loggia and garden beyond, quarry tiled floor, brick fireplace with timber beam, large cupboard to the side of the chimney breast, beamed ceiling

Tenure - Freehold

Family Room: 14'7 x 13'

Double aspect with windows front and side, brick fireplace, pine surround and tiled hearth, wood floor, storage/display cupboards flank the fireplace, radiator.

Kitchen/Breakfast Room: 23'2 x 20'9

Two windows to the front and one out to the rear, terracotta tiled floor, range of storage units with wood worktops, four ring gas hob, double electric oven, space for fridge and dishwasher, two radiators, cast iron log stove on a stone hearth.

Walk in pantry: 6' x 3'9

Utility Room: 9'10 x 8'10

Windows rear and side, ample appliance space, down lighters, gas boiler, tiled floor.

Cloakroom: White 2-piece suite, radiator, tiled floor, window to the side, down lighter.

Rear Lobby: 9'7 x 4'5

Doors to the garden and loggia, radiator, stairs to landing.





Landing: Window to the rear, radiator.

Bedroom 1: 18'5 x 11'10
Double aspect with windows to front and rear, fitted wardrobes, hand basin, radiator, wall timbers, loft access, airing cupboard.

Bedroom 3: 11'2 x 11'7
Window out to the front, radiator: wall timbers.

Bedroom 2: 16'7 x 12'4
Double aspect with windows to the front and rear, wall timbers and beams, radiator, down lighters, large walk in wardrobe, connecting door to;

Bedroom 4: 14'10 x 13'4 (measurements at floor level)
Window to the side, two velux windows, radiator, wardrobe, scaled ceiling, loft access.

Bathroom: Fitted with a white 3-piece, the bath has a shower above, wood floor, radiator and down lighters.

Outside

Box hedges and trees to the front with an area of lawn and a brick path leading to the front door, a side gate leads into the garden, twin gates lead to;

Detached Garage: 19' x 10'4

Up/over door, window to the rear and a door to the side, light and power and loft storage space.

Rear Garden:

Beautifully laid out into attractive areas; there is a side garden with a paved pathway, stone walling and trellis, flower beds and semi-circular copper beech hedge. The main gardens comprise a large split-level lawn with brick walling and steps between, fishpond and circular terrace, deep border beds with mature shrubs and plants and a large mature apple tree. The gardens are enclosed by a combination of brick walling and timber fencing with side access to the front.

The lower terrace has shingle pathways and a side yew hedge.



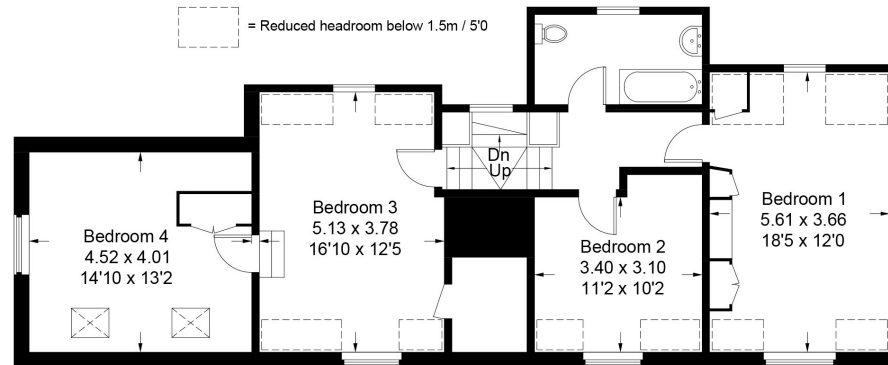
Directions

Proceed north from our offices via St Martin's Street to the crossroads by Waitrose. Go straight over the traffic lights into Castle Street. Proceed along the Shillingford Road down past the Shillingford Bridge Hotel and over the bridge. Turn left at the roundabout onto the A4074 towards Oxford, continue along the bypass and take the second exit at the Berinsfield roundabout and the second exit at the Golden Balls roundabout towards Nuneham Courtenay. Take the first right into Marsh Baldon and the property will be found on the right hand side facing the green and near the Seven Stars public house.

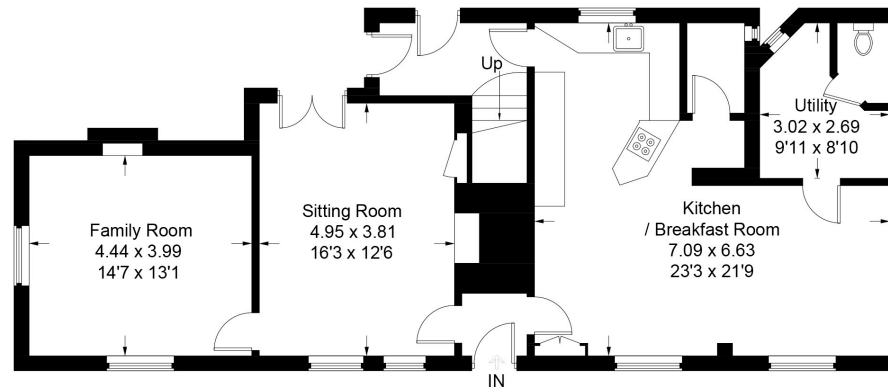
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Approximate Gross Internal Area
Ground Floor = 98.3 sq m / 1058 sq ft
First Floor = 89.8 sq m / 967 sq ft
Total = 188.1 sq m / 2025 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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