



Nuneham Courtenay, OX44

Guide Price £975,000

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Nuneham Courtenay, OX44

Description

Situated in this South Oxfordshire village close to Oxford and benefitting from 1.7 acres of private grounds this beautifully renovated and thoughtfully extended cottage is offered for sale with no onward chain. You approach the property with a private driveway leading to electric gates, an extensive parking area and separate garage with storage above, with an electric charging point.

The cottage is presented to an exceptional standard throughout perfectly combining the traditional elegance with modern additions. The accommodation comprises entrance hall leading to the sitting room with open fireplace and wood burning stove. The kitchen enjoys views of the garden and boasts Miele and Rangemaster appliances. A beautifully designed shower room and utility room with hidden storage and laundry facilities, sit off the rear lobby leading to the dining room which features vaulted ceilings and doors opening to the rear.

There is a loft space which has been transformed into a hidden retreat, play area or wonderful storage. The first floor offers a master bedroom with an en suite bathroom and a second king size bedroom with bespoke fitted storage. There is a study area which has been designed to utilise the wonderful space the landing has to offer and benefits from beautiful fitted storage.

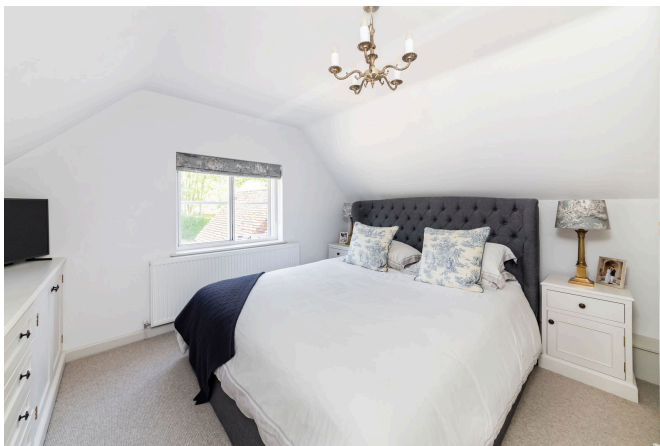
To the exterior are landscaped gardens, a gated paddock and a stables that have been completed transformed to create further accommodation currently arranged as playroom, gym, study and shower room. The opportunities this space offers for guests, those looking to work from home or simply needing a space separate from the main residence, the options are endless. The views over the gardens and farmland beyond are stunning.





Situation

Nuneham Courtenay is just c.5 miles south of Oxford and enjoys easy access into the city with Harcourt Arboretum on the doorstep offering ten acres of woodland and thirty seven acres of flower fields. A wonderful place to enjoy nature at its best and the Bluebell season is renowned and brings tourists from all over the world to see its natural beauty. There is a wonderful pub The Seven Stars in Toot Baldon less than a mile from the village - The Seven Stars is in Marsh Baldon and the other one in Toot Baldon is called The Mole Inn. Sainsburys Heyford Hill is the nearest supermarket and the neighboring villages Dorchester-on-Thames and the market town Wallingford are with a seven mile radius offering further amenities, shops, cafes and restaurants. There is a regular bus service running through the village providing access to Oxford, Wallingford and Reading.



Local Authority

South Oxfordshire District Council

Council tax

Band F: £3,317.46 for the year 2024/25

Tenure & Possession

Freehold and offered with vacant possession.

Viewing arrangements

Strictly by appointment with Fortnums Estates.

Services

All mains services are connected, with the exception of gas.

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Nuneham Courtney, OX44


Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft

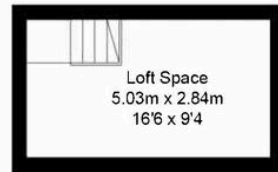
Garage = 66.5 sq m / 716 sq ft

Stables = 63.2 sq m / 680 sq ft

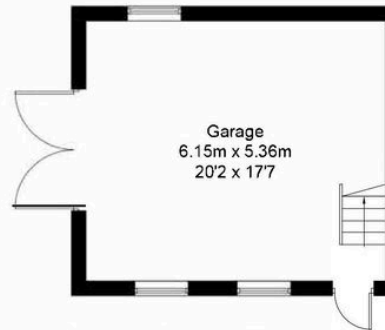
Total = 268.2 sq m / 2887 sq ft

For identification only - Not to scale

 = Reduced headroom below 1.5m / 5'0"

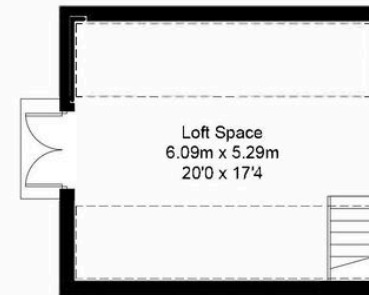


Loft Space

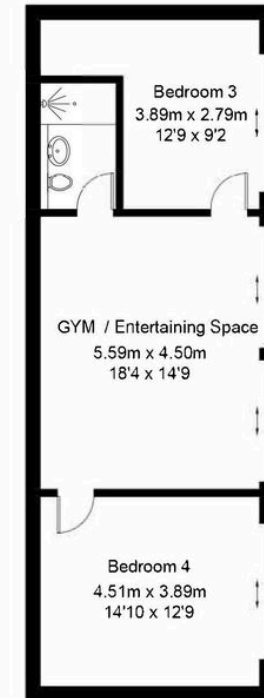


Garage Ground Floor

(Not Shown In Actual Location / Orientation)

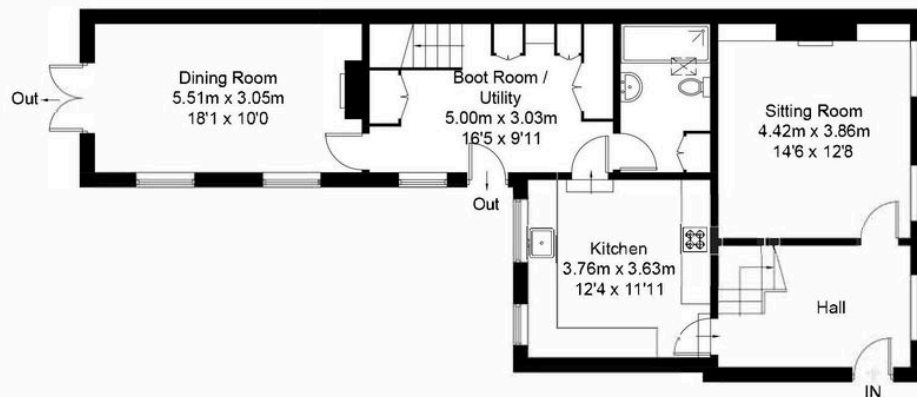


Garage First Floor

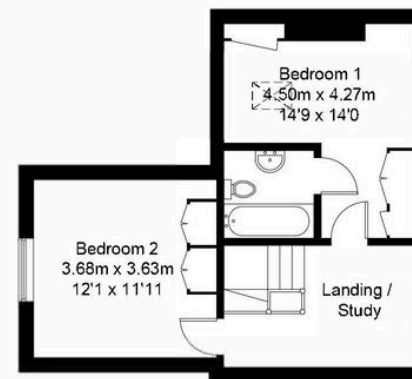


Stables

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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