



Nuneham Courtenay, Oxford, OX44

Offers Over £649,000

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# Nuneham Courtenay, Oxford, OX44

This Grade II listed cottage offers a wealth of period features and a beautifully finished interior throughout. The entrance to the side leads you into the open plan kitchen/dining room with excellent natural light and a wood burning stove as a stunning focal feature, the kitchen is fully fitted and benefits from a separate cloakroom. The sitting room presents the exposed beams, the beautiful open fireplace and open staircase leading to the first floor. There are two double bedrooms, one with an ensuite shower room and family bathroom on the first floor. The second floor offers a further double bedroom. To the exterior is a private driveway, separate garage and rear garden, laid mainly to lawn spanning c.0.3 acres with mature trees and views to the farm land beyond. There is a separate summerhouse to the rear of the plot with power and a further wood burning stove creating a wonderful space for working from home or simply additional living space, enjoying views of the garden and trees.

## 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 in Marsh Baldon less than a mile from the village, 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.







### **Council tax**

Council tax band E amounting to £2807.08 for the year 2024/25

### **Viewing arrangements**

Strictly by appointment and accompanied by Fortnums Estates.

### **Fixtures & Fittings**

Certain items may be available by separate negotiation with Fortnums Estates.

### **Services**

All mains services are connected. LPG Gas supply installed to house.

### **Tenure & Possession**

Freehold and offered with vacant possession.

### **Viewing arrangements**

Strictly by appointment with Fortnums Estates.





## Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon

OX14 3JE Telephone: 01235 422422

### ***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.*



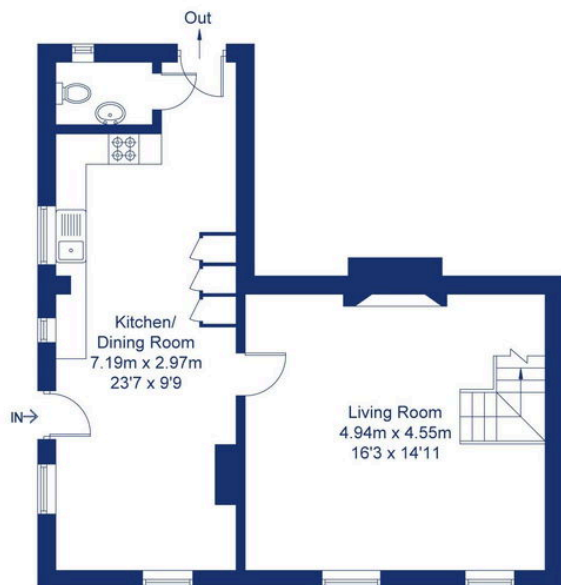




(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**



**Second Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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