



# 6 NUNEHAM COURTENAY

OXFORD, OX44 9NX





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**Stunning Grade II listed cottage with large west facing garden and double garage in desirable location.**

Period cottage • Three double bedrooms • Two bathrooms • Sitting room • kitchen/breakfast room • Dining room • Period features • Double Garage • Ample off street parking

## DESCRIPTION

A wonderful grade II listed family home which has been extended over the years to create a deceptively spacious property. The property comprises of an entrance hall, dining room/snug with wood burning stove, delightful sitting room overlooking the rear garden, kitchen/breakfast room and shower room on the ground floor. Upstairs there are three double bedrooms and family bathroom. The property retains much of its character such as wooden beams, latch doors and wood burner. The property is presented in first class decorative order and would be an ideal purchase for those wanting little or no work.

Outside there is a large mature west facing rear garden with a gravelled driveway leading to a double garage and storage shed adjacent to it. Subject to the usual consents this could be converted in to a useful annex. There is an abundance of parking with the property and the bus stop to Oxford is on the doorstep

## LOCATION

Nuneham Courtenay is located 5 miles to the south east of central Oxford. The unique feature of the village is the two identical rows of period semi-detached properties facing each other. The village has Nuneham House with Thames-side frontage, and the Harcourt Arboretum. Access to the A34 is via the Oxford ring road and the A40/M40 can be accessed via the Green Road roundabout on the Eastern by-pass. Didcot railway station is approximately 8 miles providing fast links in to London Paddington. Nearby Marsh Baldon has a well-regarded primary school, church and the popular 'Seven Stars' community owned public house.







### **DIRECTIONS**

Leave Oxford via the A4074 towards Wallingford. Proceed along this road to the village of Nuneham Courtenay. The property can be found on the right hand side.

### **SERVICES**

All main services are connected except gas. Heating is by means of oil fired central heating.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion.

### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

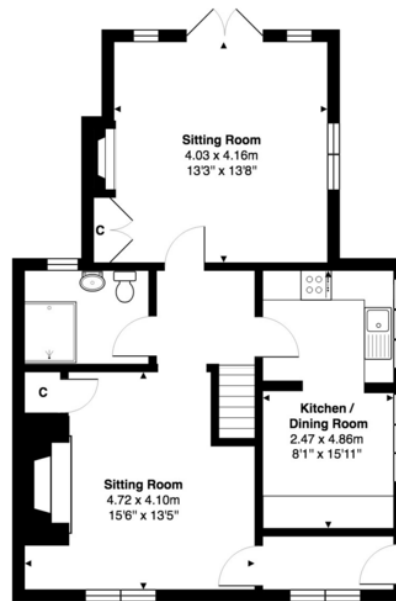
### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

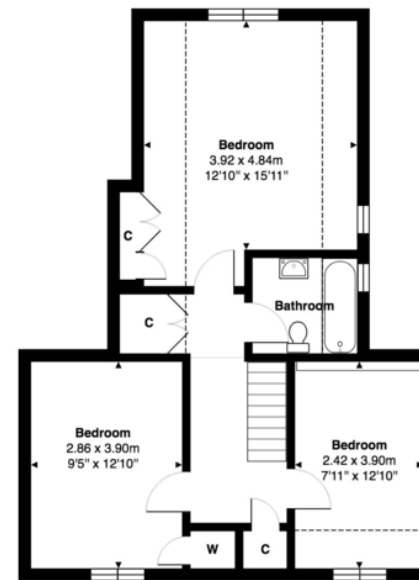
### **LOCAL AUTHORITY & COUNCIL TAX**

South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Milton  
OX14 4SB  
Tel: 01491 823000  
Council tax band: D amounting to £1780.01 (2018/19)

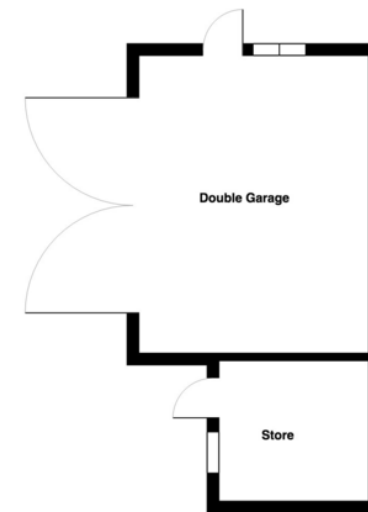




Ground Floor



1st Floor



Garage



Approx Gross Internal Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup> Excluding Garage / Store

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
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**PENNY &  
SINCLAIR**

1-4 The Plain,  
St.Clements,  
Oxford, OX4 1AS  
**01865 297555**  
**city.sales@pennyandsinclair.co.uk**

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