



THOMAS
MERRIFIELD
SALES LETTINGS

30 Nuneham Courtenay
Oxford, OX44 9NY

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An attractive semi-detached grade II listed period house in the distinctive village of Nuneham Courtenay approximately 5 miles south of central Oxford.

- Study/bedroom
- Kitchen/dining room with walk in pantry
- Utility and bathroom
- Sitting room with original fireplace
- Three bedrooms
- Garden room with shower and WC
- Large garden and Summerhouse
- Driveway parking for several vehicles
- Council Tax Band: D. EPC Rating:
- Under floor heating to the ground floor

The house has a number of character features including exposed timber beams and a large inglenook fireplace with an original bread oven and a woodburning stove to the living room. The extended kitchen/dining room has attractive fitted cupboards and a large island unit with a marble worktop and breakfast bar. There is a small study, shower room and a bathroom off the kitchen.

All three bedrooms are spacious and there is an outbuilding with a shower room which is a perfect guest suite or home office.

The property sits behind double electric oak gates in large mature gardens and there is ample driveway parking to the side of the property.

Guide price £695,000





Nuneham Courtenay is a South Oxfordshire village on the A4074 located just five miles from Oxford. There are excellent communications from both the M40 and M4 and mainline services to London from both Oxford and Didcot.

The neighbouring village of Marsh Baldon provides both a primary school and popular community owned public house. Further amenities can be found at Dorchester on Thames and Benson, both of which are within approximately 5 miles. Closer to Oxford is a Sainsbury Superstore at Heyford Hill. According to Ofcom, both Standard and Superfast broadband are available.



Approximate Gross Internal Area 1547 sq ft - 143 sq m

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 462 sq ft – 43 sq m

Outbuildings Area 381 sq ft – 35 sq m

