



# Stuart House

Marsh Baldon, Oxfordshire

STUART HOUSE, MARSH BALDON, OXFORDSHIRE



# Details



- Area of Outstanding Natural Beauty
- Conservation Area
- Grade II Listed
- Super prime Oxfordshire village location
- Potential to extend & remodel subject to the relevant consents

## PROPERTY PROFILE

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Nestled in the heart of this picturesque Oxfordshire village, a characterful 1750s detached home believed formerly a pair of artisans thatched cottages with Victorian rear extension, now offers a rare opportunity to create a stunning family home. Set on a generous and level 1/3 acre plot, the property enjoys delightful views across the village green, adding to its idyllic appeal.

The farmhouse retains many period features and is now in need of updating, presenting an exciting project for those seeking to restore and enhance its charm. The accommodation comprises four well-proportioned bedrooms, two reception rooms, and two bathrooms (one on the ground floor). The property benefits from private drainage and gas central heating. With ample space both inside and out, the property offers significant scope to improve, subject to the necessary consents.

Situated just 5 miles from Oxford city centre, the property enjoys the perfect balance of tranquil village living with excellent access to urban amenities, renowned educational institutions, and transport links. This unique opportunity is ideal for buyers seeking a character property with potential in a highly desirable location.

# Location

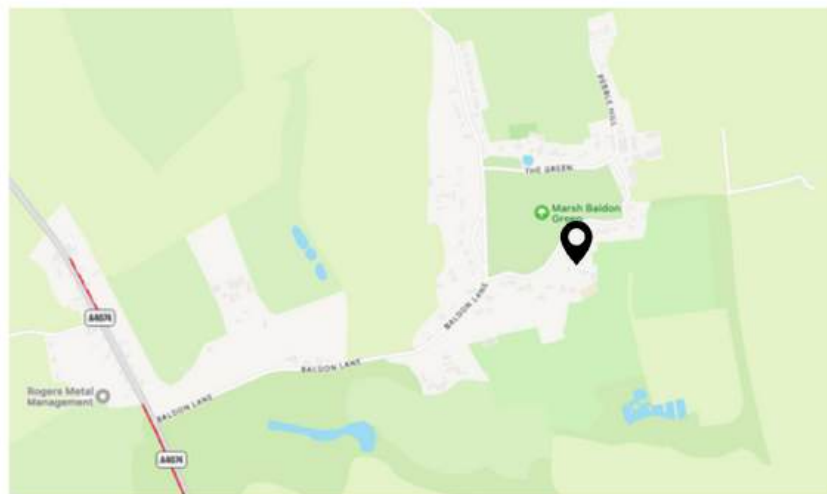
Stuart House  
40 The Green  
Marsh Baldon  
Oxford  
Oxfordshire  
OX44 9LP

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## THE NEIGHBOURHOOD

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Marsh Baldon is a village in Oxfordshire, only 5 miles southeast of Oxford's centre. Its a picturesque setting with traditional English charm, surrounding one of the largest greens in Oxfordshire. The parish church, St Peter's Church, is a notable landmark. Marsh Baldon is closely linked to its neighbouring village, Toot Baldon, forming wider rural community. The village is surrounded by farmland and countryside, popular with walkers exploring the landscape. Despite its rural character, it's within easy reach of Oxford itself, providing a balance of countryside living with access to nearby urban amenities.







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# Stuart House

Approximate Gross Internal Area = 140.9 sq m / 1,517 sq ft

Stores = 22.4 sq m / 241 sq ft

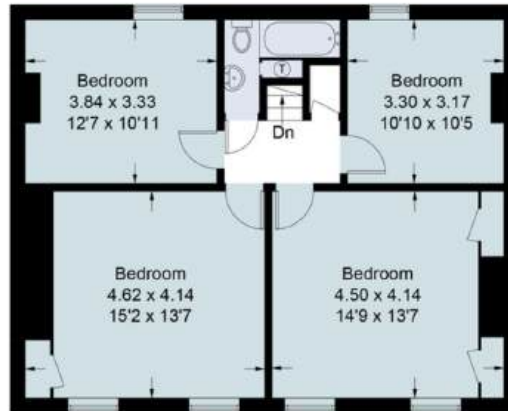
Total = 163.3 sq m / 1,758 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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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