

NOKE, OXFORDSHIRE

Islip Station c. 2.2 miles (London Marylebone direct from 56 mins), Oxford City Centre c. 6.5 miles

Enjoy the peace and quiet that the picturesque village of Noke offers and a generous plot of just under one fifth of an acre. This is a property offering considerable scope, either by way of refurbishment but also given the potential for extending the existing building, subject to planning.

A detached mid / late 20th century built detached bungalow offering 2 reception rooms, 3 bedrooms and a 'social' kitchen space. Good frontage on to a pretty lane and a private open outlook.

(TOTAL FLOOR AREA: c.1205 Sq Ft/112m²)

Contact: Gavin West

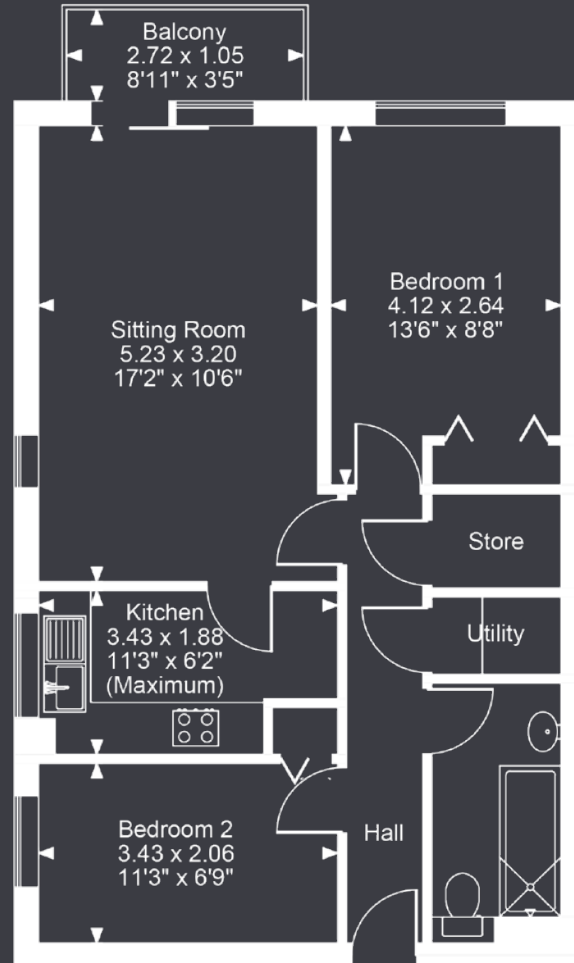
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72 Edwin Court, Binsey Lane, Oxford, Oxfordshire, OX2 0QJ

Approximate Gross Internal Area

604 Sq Ft/56 Sq M

Balcony external area = 31 Sq Ft/3 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Directions: From Summertown, take the A40 bypass East and take the exit signed for Marston/Elsfield/Hospitals. Turn first left and then immediately left and head to Woodeaton. At the T-junction, turn left onto the B4027, and after approximately 500m, turn right, signposted Noke only. Follow this road for approximately three quarters of a mile, and Merrydown will be found on your left-hand side, just after the duck pond which you'll see on your right hand side.

- A wonderful peaceful location
- One of the most peaceful of villages close to Oxford
- Significant potential to refurbish and extend (subject to planning)
- A special plot of just under one fifth of an acre
- Good frontage on to a picturesque lane
- Rail connection in the neighbouring village of Islip
- Michelin starred restaurant 'The Nut Tree' in nearby Murcott
- M40 Junction 9 c.4.9 miles