

west
THE PROPERTY CONSULTANCY



TO LET

Rachel's House The Green, Marsh Baldon, Oxfordshire, OX44 9LP

£2,750 PCM

- Fabulous Barn Style village home
- Spectacular Rural Outlook
- Glorious Living Space filled with natural light
- 2 Bedrooms, 2 Bathrooms
- Peaceful setting on The Green
- Vaulted Ceilings
- Set within a 100 Acre Estate
- Stylish fully equipped kitchen
- Glazed rear elevation with rural views
- A Haven of Tranquillity

THE PROPERTY

A VERY SPECIAL CONTEMPORARY BARN STYLE COUNTRY RETREAT WITHIN A 100 ACRE PRIVATE ESTATE: A detached property of rare quality with soaring vaulted ceilings and far reaching views.

An abundance of natural light and pleasing rural outlook from this peaceful village setting on The Green.

MARSH BALDON

Oxford c.6.2 miles Haddenham Parkway Station
c.15 miles M40 Motorway 9.4 miles

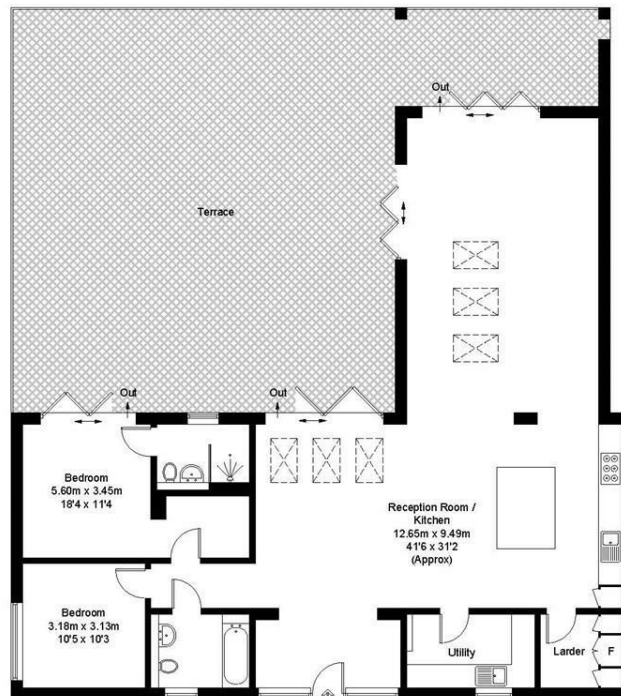
Set on a private 100 acre estate on the south eastern periphery of Oxford, a newly constructed 'barn' style contemporary retreat, offering peace, privacy and open rural views. Soaring vaulted ceiling lines to the substantial open 'social' space and a very stylish kitchen. Under floor heating. Master bedroom suite. Further bedroom and contemporary bathroom. Wonderful walks. A very special place to live for those seeking the quiet life, whilst being only walking distance from The Seven Stars 'gastro pub'. A true 'one off' and an escape from the world. (TOTAL FLOOR AREA: c.1609 sq ft / 149 m2)

From the Oxford ring road proceed south east on the A4074 signposted Henley. After 3 miles enter the village of Nuneham Courtenay and just as you leave the village turn left signposted Marsh Baldon. On entering Marsh Baldon, turn right on to the village green just after The Seven Stars public house and follow the lane along the edge of the green and you will get to the entrance on your right to Durham Leys Farm at the end before the lane bears left around the green. As you proceed through the farm's gated entrance you will see Black Barn ahead of you on the right and the subject property lies just beyond this.



Durham Leys Farm, OX44

Approximate Gross Internal Area
146 sq m / 1571 sq ft
Terrace Area = 115.6 sq m / 1244 sq ft
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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