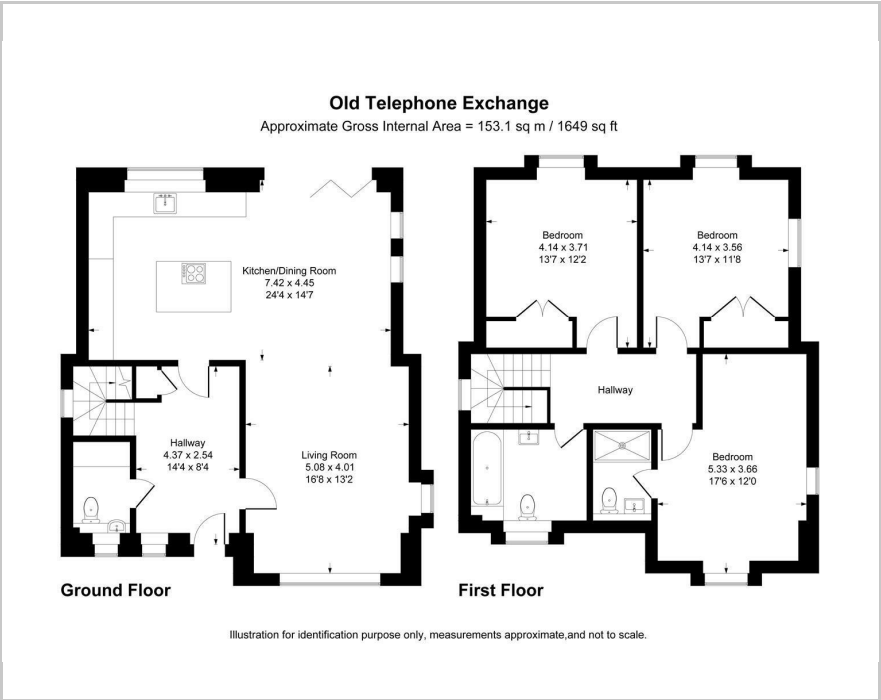




7 Baldon Lane, OX44 9LS
Guide Price £845,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

ENJOYING A SPECIAL EDGE OF
VILLAGE LOCATION, A BESPOKE
RECENTLY BUILT DETACHED HOUSE

Accommodation

- A high specification bespoke built detached village house
- Open rural views
- 'Social space' of good scale
- A stylish contemporary kitchen
- Cloaks / Laundry
- 3 Double bedrooms
- 2 very nicely detailed Bath / Shower rooms
- A large private gravelled forecourt
- Walk to the popular 'coommunity' pub on the village green
- Oxford c.7.4 miles Didcot Parkway Station 7.9 miles

From Oxford take the A4074 to Henley on Thames. Pass through the village of Nuneham Courtenay and at the end of the village turn left signposted Marsh Baldon. Proceed along for approximately 200 metres and at the end of the small run of properties on your left hand side you will see a pair of recently constructed detached red brick houses with grey weather boarding detail and the subject property is



Energy Efficiency Rating		Current	Potential
How energy efficient is your property? See the energy rating scale.			
100-120 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
1-20 kWh/m ² /year	G		
How energy efficient is your property? See the energy rating scale.			
England & Wales			
EU Directive 2002/91/EC			