

New Cottage

Nuneham Courtenay, Oxfordshire





A house, garden cottage, and garage/workshop set in a wonderfully secluded location amidst an historic park within 7 miles of Oxford

Oxford 7 miles, Abingdon 6 miles, Didcot 6.5 miles (London Paddington 44 minutes), M40 (junction 7) 9 miles

Henley on Thames 18 miles, Central London 58 miles

(Distances are approximate).



Summary of accommodation

Entrance hall | Drawing room | Sitting room | Open plan kitchen/breakfast/dining room | Utility room | Four bedroom suites

Garden Cottage - an independent two bedroom cottage

Garage/workshop

Situation

(Times and distances are approximate)



Oxford is about 7 miles away, Abingdon is 6 miles, and Wallingford is 7 miles; all provide comprehensive recreational and educational facilities and excellent shopping. Communications are generally very good, with junction 7 of the M40 about 9 miles away.



There is a regular train service to London Paddington from Didcot (6.5 miles), which takes around 40 minutes.



The area provides an outstanding selection of boys' and girls' schools, notably the Dragon, Summer Fields, Magdalen College, St Edward's and Oxford High School for Girls in Oxford. Abingdon, St Helen & St Katharine and Radley College are also nearby.



The nearby River Thames provides coarse fishing and extensive water sports, including the Royal Regatta at Henley-on-Thames. There are also beautiful walks and horse riding nearby.



New Cottage

New Cottage is an attractive and versatile house that sits at the end of a long track within its own private setting, overlooking the historic Nuneham Courtenay estate. Part of this historic Parkland is included within the English Heritage register as Grade I, and nearby is Harcourt Arboretum, part of Oxford University's Botanic Gardens.

The house has open views in all directions over farmland, with terracing and formal and informal areas of lawn surrounding the house. Adjacent to the house is the garden cottage, a converted barn with two en suite bedrooms and a sitting room/kitchen.

To the other side of the track is a garage/workshop with vehicle storage, an artist's studio and an open store.

The setting is extraordinary for a house so close to the city of Oxford and within 45 minutes of London. The house has been thoughtfully designed with relatively open plan accommodation to the ground floor, including an enormous kitchen/breakfast/dining room, a more formal drawing room, a sitting room, and a useful ground floor bedroom suite, with two further bedrooms, a family bathroom, and an en suite bedroom on the first floor.









FLOORPLANS

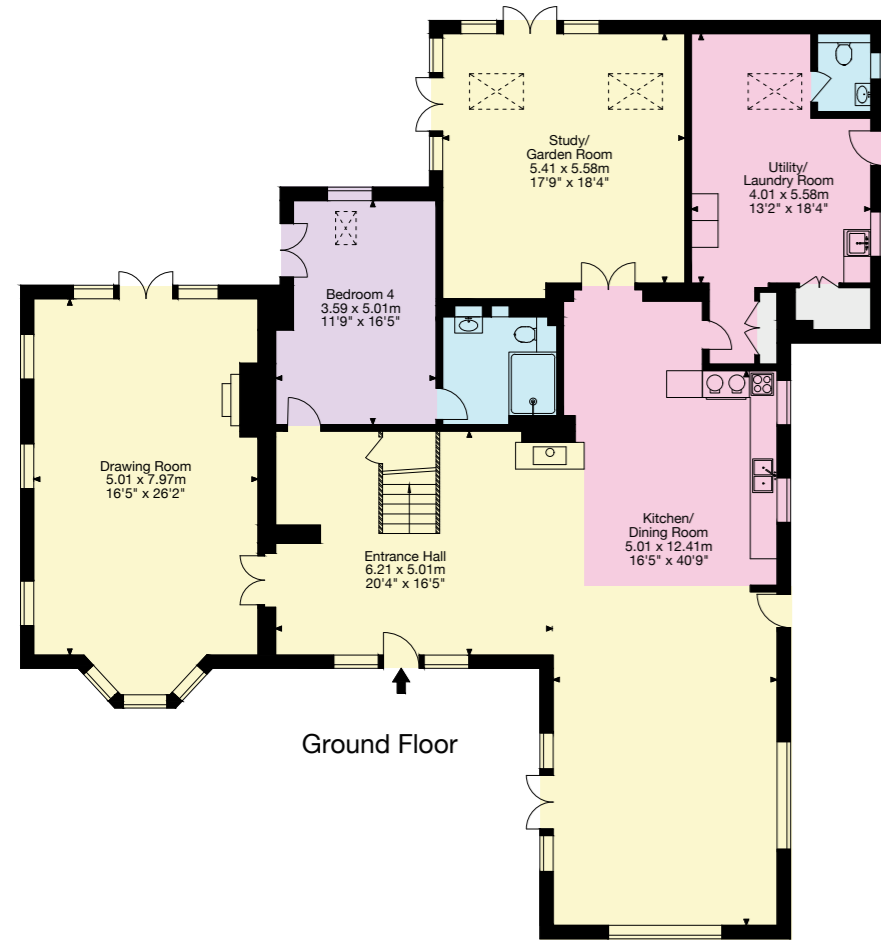
Approximate Gross Internal Floor Area

Main House: 341 sq m / 3,670 sq ft

Garden Cottage: 59 sq m / 635 sq ft

Outbuildings: 77 sq m / 828 sq ft

Total Area: 477 sq m / 5,133 sq ft



Ground Floor

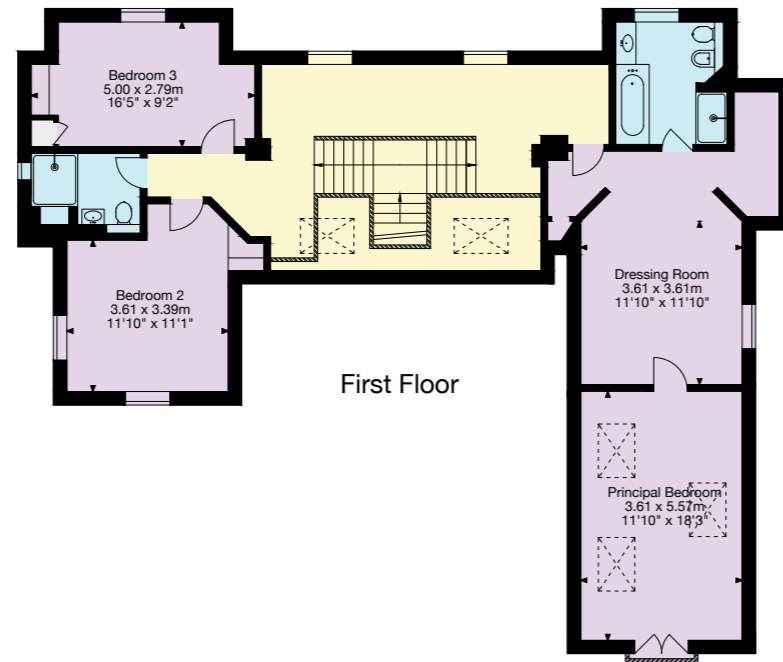


Garden Cottage

Barn/Workshop

Studio

Garage



First Floor



OUTSIDE AND PROPERTY INFORMATION

Property Information

Services:

Mains water and electricity. Oil-fired heating.
Private drainage.

Tenure:

Freehold.

Local Authority:

South Oxfordshire District Council

Council Tax:

Band F

EPC:

Band C

What3words:

///dimension.holly.lunching

Postcode: OX44 9PH

Directions: Please use the entrance lane from Nuneham Courtenay village signposted to the Global Retreat.

Rights of Way:

A right of way exists from the nearby village of Nuneham Courtenay to New Cottage.

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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