



NOKE PLACE

NOKE, OXFORD, OX3 9TU



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Grade II listed barn in wonderful rural setting

Oxford 6 miles, Woodstock 9 miles, Central London 58 miles, Oxford Parkway Station 5 miles (London Marylebone 67 minutes)

(Distances are approximate)

BARN

Ground Floor: Entrance hall • sitting room • impressive open plan kitchen/dining/living area/family room
study • 3 bedrooms • 2 bath/shower rooms • cloakroom

First Floor: Galleried landing • 2 bedrooms • 2 bath/shower rooms

OUTSIDE

Gardens • Paddock • Garage

About 5.71 acres (2.32 ha) | Guide Price: £1,800,000



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LOCATION

Noke is a picturesque village located approximately 6 miles north east of Oxford (making it an ideal location for the Oxford schools) and approximately 9 miles from J8 of the M40, consequently convenient for London and Heathrow to the south and for Birmingham to the north by road. The Oxford to Cambridge railway line is shortly to be completed, offering good access to the two university cities. Noke is reached by a no-through road and comprises many attractive period houses and cottages, as well as a church. The Otmoor Nature Reserve is at the far end of the village, which boasts a number of attractive walks and rides. The nearby village of Islip benefits from a pub, The Swan restaurant with a noted chef, a primary school and a railway station with direct links to Oxford and London. Oxford Parkway is 5 miles away and offers a half hourly direct service to Oxford and London with London journey times from 67 minutes. There are also good bus links to London Airports. Oxford provides an extensive range of shopping and transport facilities, as well as many excellent schools, including The Dragon, St Edward's, Oxford High School, Summer Fields School, Magdalen College School and Headington School. The area is also convenient for the Abingdon schools, as well as Radley and Stowe amongst others. There is a small supermarket in nearby Bletchingdon, with more comprehensive facilities available in Oxford. The well-known retail outlet of Bicester Village is within easy reach, as is Soho Farmhouse, Estelle Manor and Restoration Hardware retail store at Aynho. Sporting facilities include The Oxfordshire Health and Racquets Club in Summertown, polo at Kirtlington, golf at the North Oxford Golf Club, Kirtlington Golf Club and The Oxfordshire Golf Club at Thame.





ABOUT THIS PROPERTY

Noke Place is a wonderfully converted 18th Century Grade II listed barn retaining many of its original features, such as the traditional timber frame in the original parts of the barn. Noke Place offers spacious accommodation with five bedrooms and open plan living. Upon entering the property through the main entrance, full width steps lead up to a large, open plan reception area giving access to the dining room, living room and kitchen. Located centrally within the reception area, the dining room benefits from a spectacular double height ceiling and doors to the garden. Beyond the central pillar is the living room. To the other side of the dining area is the kitchen with built-in electric Aga, a central breakfast bar and storage units. The kitchen opens into a utility room and porch which can be independently accessed via an external door. A study is positioned at the base of the steps by the main entrance and opens into a corridor which has a cloakroom, a family bathroom, a bedroom with gallery above and platform sleeping area, two further bedrooms (one en suite) and a family room with a wood burner and access to the garden positioned at the end.

The first floor comprises a galleried landing off which is a large principal bedroom with a feature wood burner, built in storage and an en suite bathroom with shower and bath and a second double bedroom with en suite shower room.

The property is approached via a long drive and is set in attractive gardens and grounds. There is a garage and a perfect, west facing outdoor seating and entertaining area.

PLANNING

Planning No: 19/02214/LB under Cherwell District Council for the construction of a wall between Noke Place and Bradshaw's Barn.

SERVICES

Mains water and electricity connected. Electricity is also supplied via two sets of roof-mounted photovoltaic panels located on the southern elevations. Mains drainage, LPG (gas) supply to the Aga. Noke Place has an LPG (gas) supply, which powers the underfloor central heating system. Full fibre broadband offering gigabit connectivity.

LOCAL AUTHORITY

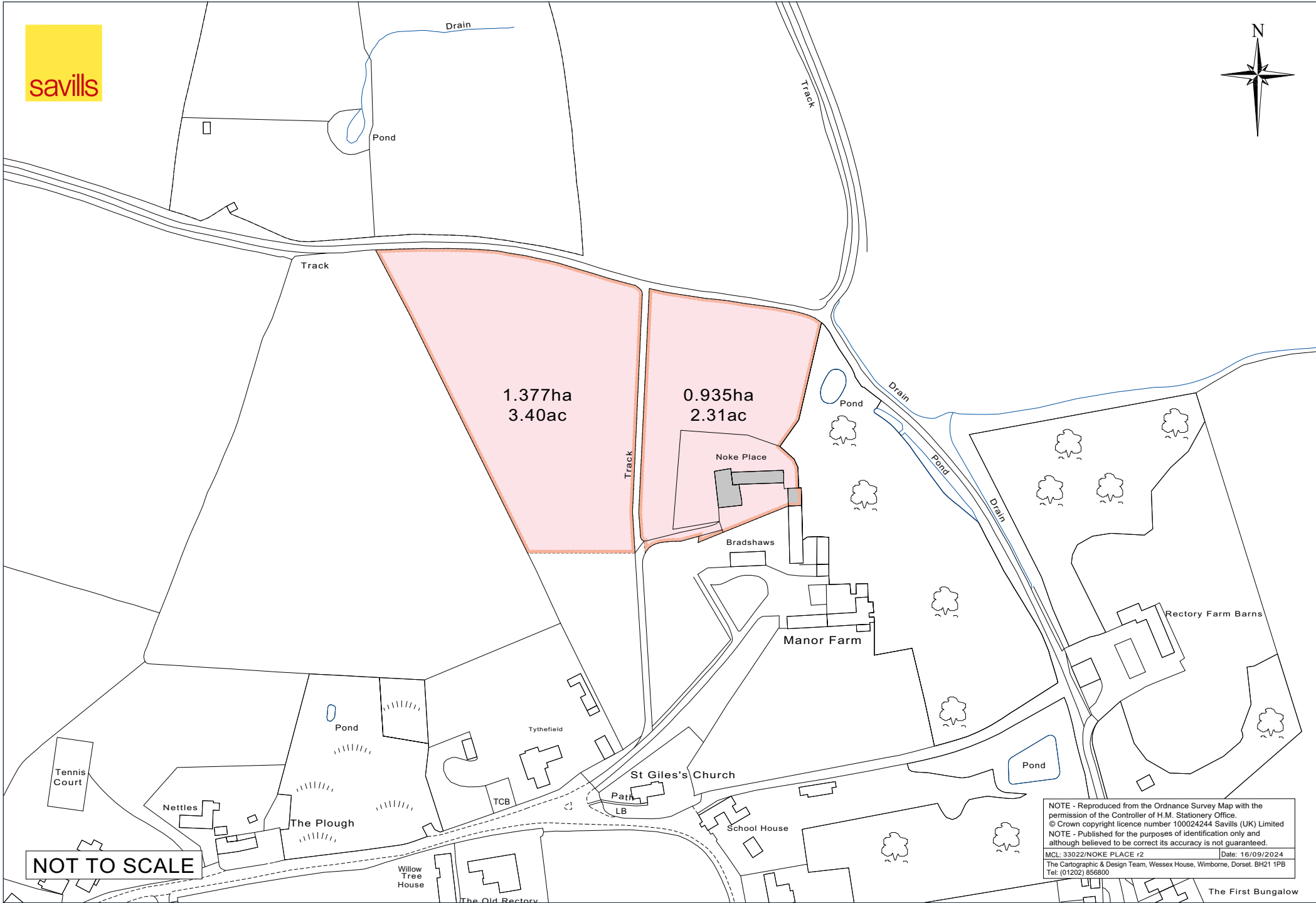
Cherwell District Council

COUNCIL TAX

Band H

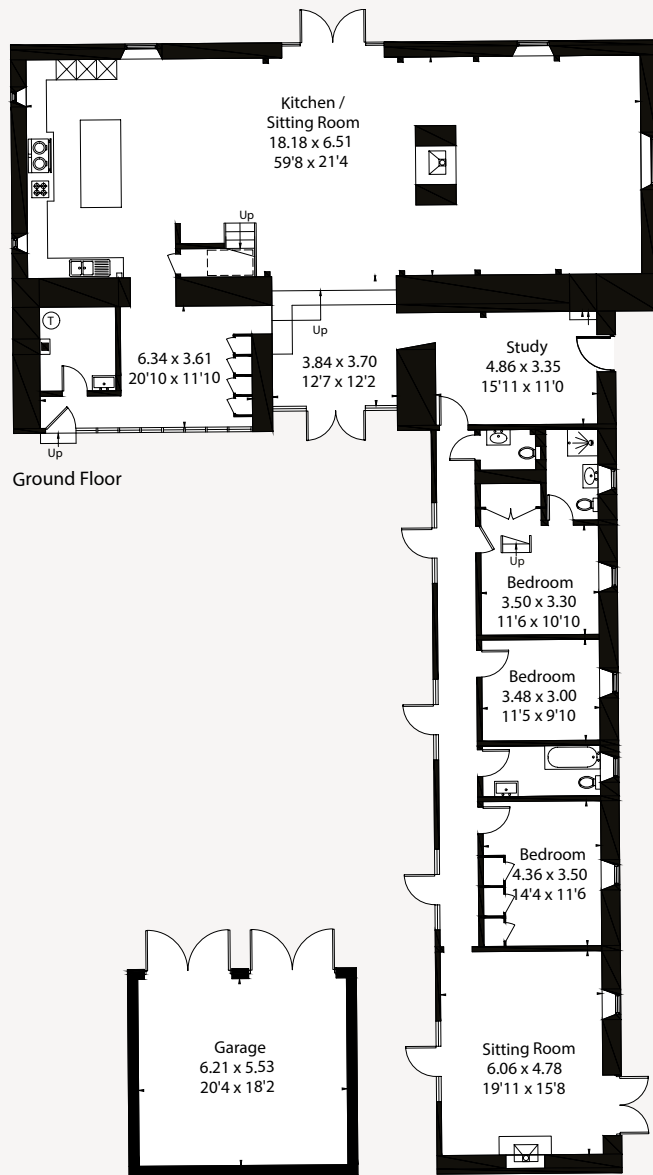
EPC

Rating D



NOT TO SCALE

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 MCL: 33022/NOKE PLACE r2 Date: 16/09/2024
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(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Gross internal area (approx)
House = 410 sq m / 4,413 sq ft (exc. voids)
Garage = 34.4 sq m / 370 sq ft
Total = 444.4 sq m / 4,783 sq ft

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