



**20 The Barn
Nuneham Courtenay,
Oxfordshire, OX44 9NX**

**To Let
£1,350 PCM**

RB REASTON BROWN

This Charming One Bedroom Barn Conversion is Full of Character. Situated In a Semi Rural Location.

Parking for One Car and Use of Outside Space.

This enchanting single level fully furnished barn conversion, a remarkable Grade II listed barn that has been transformed into a charming one-bedroom retreat. This delightful dwelling seamlessly blends modern comfort with rustic allure.

Step into the open plan living area, distinguished by its high vaulted ceiling and exposed beams, creating a spacious and inviting atmosphere. The fitted galley kitchen is adorned with shaker style base and eye-level units, complemented by a solid wooden worktop space. It comes complete with modern appliances, including an electric cooker and dishwasher, ensuring convenience and functionality.

The double bedroom offers a cozy sanctuary, complete with a built-in wardrobe to maximise storage space. The ensuite bathroom is equipped with a shower and benefits from jack and jill access, providing convenience and privacy.

For your convenience, an assigned parking space is reserved for a single vehicle, ensuring stress-free parking. As you enjoy the picturesque views of the nearby fields, you can rest easy knowing that heating, electricity, and council tax are all included in the monthly rent. The heating system operates on oil, providing warmth and comfort throughout the property.

Council Tax: C EPC: N/A.

Situation

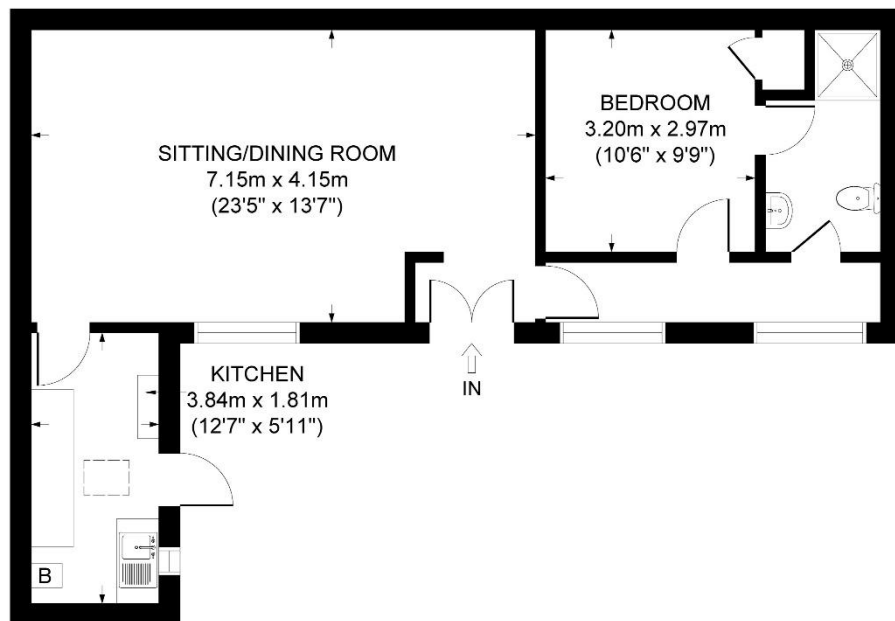
Nuneham Courtenay is a semi-rural model village with a rich history and captivating architecture Nestled in South Oxfordshire along the A4074. The charming village of Nuneham Courtenay is conveniently situated a five miles away from Oxford. This location offers excellent connectivity, with easy access to the M40 and M4 motorways, as well as mainline train services to London from both Oxford and Didcot.

For those seeking local amenities, the neighbouring village of Marsh Baldon offers a primary school and a community-owned pub called The Seven Stars. Additional amenities can be found in the nearby villages of Dorchester on Thames and Benson, both located within approximately five miles of Nuneham Courtenay.

The property comprises the following with all dimensions being approximate only.







APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT / 57 SQ M
THE BARN, 20 NUNEHAM COURTENAY, OX44 9NX

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Costs:- Holding Deposit is 1 week's rent
(calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent
Deposit 5 week's rent (calculated as
monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on your pre application form or withhold/delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown.

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