



THOMAS
MERRIFIELD
SALES LETTINGS

Holly Cottage, Yew Tree Courtyard,
Nuneham Courtenay, OX44 9EF

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Attractive semi-detached cottage-style three bedroom house in popular Nuneham Courtenay built in 2017 using traditional building materials with a stylish contemporary interior and views over open farmland.

- Three bedroom house in a private courtyard
- Spacious open-plan ground floor with underfloor heating
- Sitting area with woodburning stove
- Dining area with bi-fold doors to the garden
- Bulthaup fitted kitchen and separate utility room
- Three double bedrooms
- Family bathroom and en-suite shower room
- Air-source heat pump and timber double glazing
- Covered "cartshed" and additional parking space
- Council Tax Band: E. EPC Rating: B

A beautifully presented and stylish home on a small development of similar properties built in 2017, away from the main road. The house is approached via a block paved private road with one parking space in a "cartshed-style" building with a second space to the front of that. The house has been finished to a high specification throughout. The bathrooms have heated towel rails, Duravit sanitaryware, Hansgrohe chromeware, and the ensuite has recently been refitted. The kitchen is a particular feature with Bulthaup units and integrated Siemens appliances, including induction hob, extractor, fridge freezer, dishwasher, oven, grill and warming drawer. The utility has plumbing for a washing machine, sink and a door to the side passageway. Two bedrooms have fitted storage and the rear bedrooms have wonderful views over open farmland.

Price £599,995 Freehold





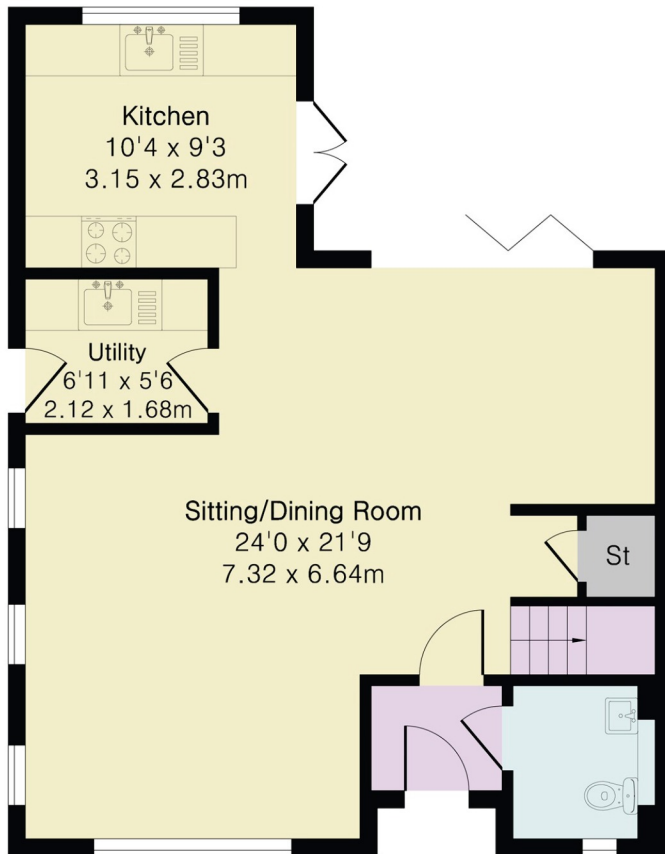
The rear garden has been attractively landscaped with patios, gravel paths, clay-tiled central section, raised beds and borders with hornbeam trees, yew, box hedges and roses. The Annual estate charge for shared areas is £342 for 2025. According to Ofcom, Standard and Superfast broadband is available and mobile and data signals are good outdoors. The location is c.5 miles south of central Oxford giving easy access to Oxford Science and Business Parks, the Mini plant and the Headington Hospitals. Nuneham Courtenay has a thriving community, a playing field and numerous country walks, including to Nuneham Park and Marsh Baldon with its two good pubs and primary school rated "Good" on Ofsted.



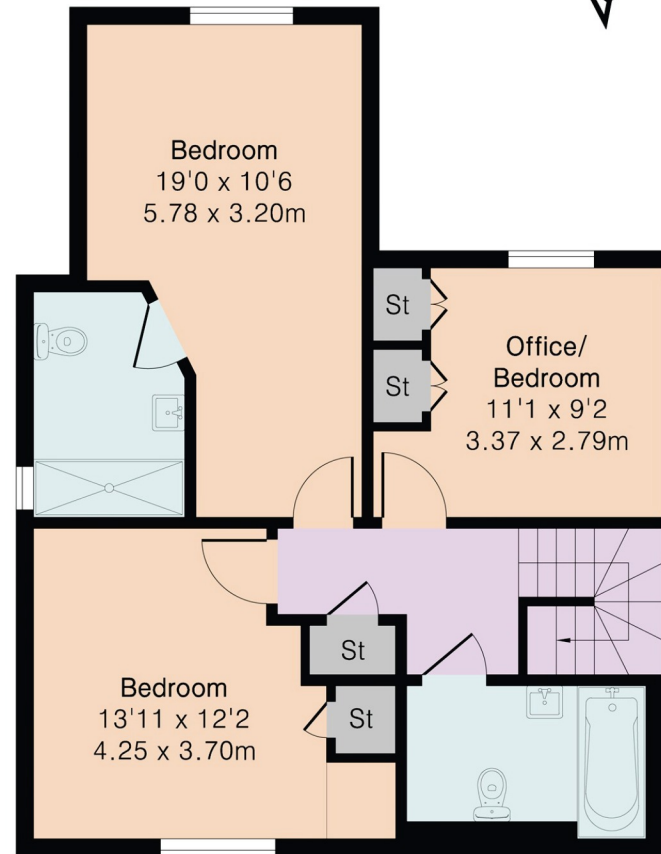
Approximate Gross Internal Area 1227 sq ft - 114 sq m

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 619 sq ft – 57 sq m



Ground Floor



First Floor