



7 Nourse Close, Woodeaton, OX3 9TJ

£2,000 Per Month

Great condition, interesting and fun - a house filled with positivity and light. But all that pales by comparison to the sublime farmland views...

Interesting & unusual Scandinavian-influenced detached house presented in fine order, with outstanding farmland views. 3 beds (one ground floor and currently set up as a study), vaulted living room, modern kitchen & bathroom, set in a village just outside Oxford, within easy reach of the university, hospitals, plus road & rail to London. Available Immediately, Furnished.

Many have heard of Woodeaton but few know much about it. The name dates back through Roman times at which point a temple which is known to have been present probably indicated there was also a settlement. The village features a C of E church dating back to 11th century and the preaching cross on the green is known to date to the 13th century. Today it is still a small village surrounded by delightful countryside, but it is very popular with those needing easy access as Oxford and the various Headington hospitals, and there is a rail station at Islip.

7 Nourse Close is an unusual but clever design of house, one of just ten ranged round a wide entrance way with large lawn areas and trees, and for the handful at the back of the development they benefit from the most sublime view of open arable farmland. The internals feature some Scandinavian influences, notably the full-height ceiling to the living room, and all rooms have large windows ensuring fantastic natural light. It also has a wonderful garden which is private, landscaped and mature. And with comprehensive upgrades in recent years, it is presented in lovely order throughout.

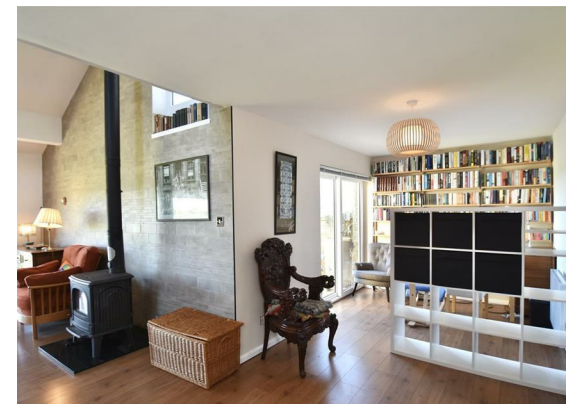
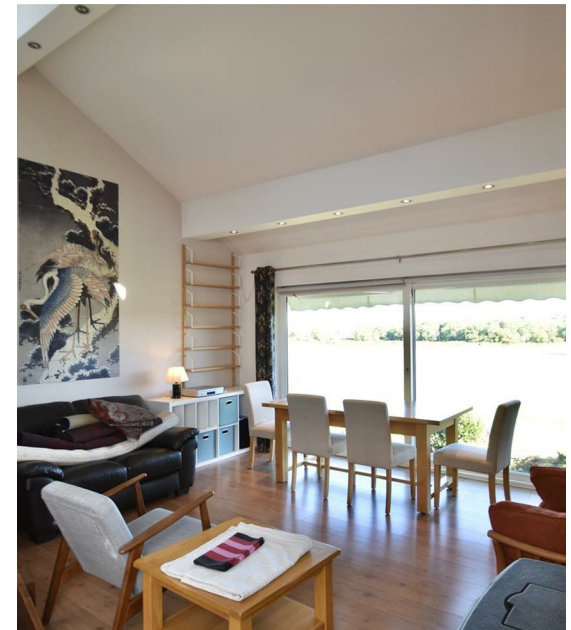
The entrance porch leads into an inner hallway perfect for day to day storage, or just dumping the shopping bags! On the left a bench is fitted, complete with storage for shoes underneath - a clever touch. And in the corner a deep cupboard with hooks takes care of coats and scarves. To the rear, the hall opens to offer the first glimpse of the fabulous field views to the rear. The space is open plan, with an area to the right set up as the perfect home office space, with sliding doors opening to a very private terrace. Next to it, a good sized and well proportioned room overlooks the long front gardens. This is equally perfect as bedroom or sitting room; and as it is set so far back behind a long expanse of lawn, it is very private.

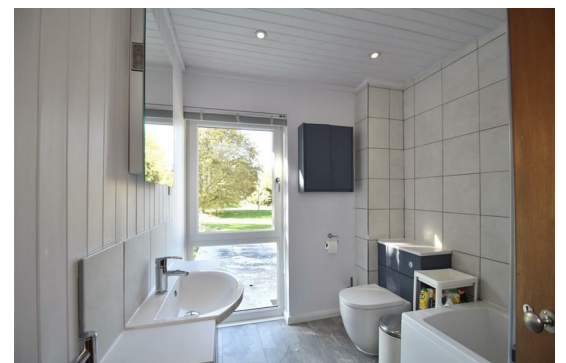
Back to the main room, the space opens up dramatically with wonderful natural light flooding in from various windows on three sides, including the wide sliding doors to the rear, combining to make this an inviting and positive room. A full-height vaulted ceiling overhead flatters the generous proportions still further, and the design includes open tread stairs that rise and turn (with a deep cupboard beneath), leading to the landing above. The owner has also fitted a very efficient wood burner - essential for cold winter nights. It's a delightfully relaxed and airy room, with a huge dash of style.

Past an immaculate cloak room to the left, the kitchen is a really high quality item, and "fully loaded" with all the usual mod cons. A central island is flanked on three sides by a wide range of cupboards, hence there's ample storage for every possible need. And another set of sliding doors to the rear invites in the view while also encouraging a bit of summer dining on the terrace. Adjacent to the kitchen the utility room has a washing machine and various storage cupboards plus a handy sink, and the door to the side leads to the front path and the garage.

Upstairs, the "minstrel's gallery" gives the landing a huge feeling of space - an interesting feature found in very few houses. Two really ample bedrooms are well proportioned and characterful, with the larger of the two over 18 feet long with a large window overlooking the farmland. The bathroom between the two is modern and elegant. Simple, clean lines frame a pristine white suite with a bath over which is a shower.

Outside, the house sits well back behind the attractive frontage, a huge expanse of lawns with mature trees around which all the properties are arranged. Driveways feed to each property, with parking in front of each garage. The half depth double garage has been converted to provide storage space, and a path leads down the right hand side to the front door. The path continues round the house on both sides, leading to a fabulous garden at the rear that is gently landscaped with various terraced areas that provide relaxed areas for seating and dining, with lawn flanked by planters and beds. And the whole rear of the house faces open farmland, an outlook of which one can never tire!






Material Information QR Code:



Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft (Excluding Void)
Workshop / Store = 23.6 sq m / 254 sq ft
Total = 149 sq m / 1604 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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