



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Hidden Cottage, 38 Nuneham Courtenay, OX44 9NY



NUNEHAM COURTENAY

Nuneham Courtenay is a picturesque South Oxfordshire village, renowned for its attractive period architecture and idyllic rural setting. Situated approximately five miles south of Oxford, it offers the perfect balance of peaceful countryside living with excellent access to the city and surrounding transport links.

The village enjoys a strong sense of community, while the popular Seven Stars pub in nearby Marsh Baldon is less than a mile away. Everyday shopping is conveniently catered for by Sainsbury's Heyford Hill.

Nature lovers are particularly well served, with Harcourt Arboretum on the village doorstep, providing beautiful woodland walks and seasonal flower meadows.

For commuters, Oxford is easily reached by road or the regular bus service running through the village, while convenient access to the M40 and rail services from both Oxford and Didcot Parkway provide direct connections to London and beyond.

Bedrooms 2/3 | Bathrooms 1 | Receptions 2/3



THE HIDDEN COTTAGE

Discreetly tucked away within the picturesque village of Nuneham Courtenay, The Hidden Cottage is a charming Grade II Listed 3 bedroom property offering an exciting opportunity for those seeking a home with character, a fascinating history and potential. Offered to the market with no onward chain, the property has been recently redecorated throughout, creating a welcoming interior while still offering scope for further improvement.

On the ground floor, two interconnecting reception rooms provide warm and inviting living spaces, each featuring an open fireplace with brick hearth and original shutters. A separate study leads from the sitting room, providing an ideal space for home working. The kitchen is fitted with freestanding units, a Belfast sink and enjoys pleasant views over the garden. Beyond the kitchen lies a useful rear lobby/utility area with access to the garden, a cloakroom and a versatile family room with vaulted ceilings and direct access outside. This charming space could equally serve as a third bedroom, snug or home office.

To the first floor are two generous double bedrooms, both with painted floorboards. The bedrooms are served by a Jack and Jill bathroom featuring a roll-top bath together with a separate shower.

Outside, the property enjoys a particularly generous enclosed garden extending to the side and rear, which is predominantly laid to lawn and complemented by mature hedging and trees. The garden provides a wonderful blank canvas for keen gardeners.

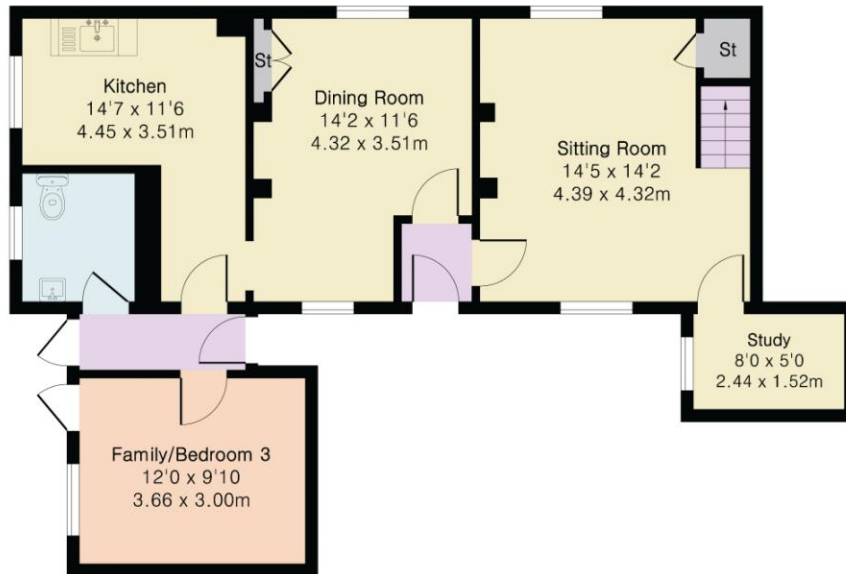
Adding further interest, The Hidden Cottage was once owned by Peter Benenson, founder of the internationally renowned human rights organisation Amnesty International, giving this unique home a fascinating historical connection.



Approximate Gross Internal Area 1172 sq ft - 109 sq m

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 399 sq ft – 37 sq m



Ground Floor



First Floor

SERVICES

Oil fired central heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

Flying Freehold - The property includes a small flying freehold above the study.

VIEWINGS STRICTLY BY APPOINTMENT BY MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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