



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

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



## NUNEHAM COURTENAY

Nuneham Courtenay is a South Oxfordshire village on the A4074 situated about five miles south of Oxford and covers over two thousand acres of enclosed parkland.

The village includes All Saints' Church, The Nuneham Park Global Retreat Centre, Oxford University's Harcourt Arboretum, which is open to the public and nearby Notcutts Garden Centre. Local amenities also include Fallow & Fields deli/café and the Seven Stars community owned public house in Marsh Baldon.

There are regular bus services to Oxford and Wallingford and the A34 provides main arterial connections to Newbury and Banbury. The nearest rail services are from Culham and Radley, which go into Oxford and onto Reading and London Paddington.

**Bedrooms 3 | Bathrooms 2 | Receptions 1 | EPC B**



## WISTERIA COTTAGE

Wisteria Cottage is an individually designed 3 bedroom home offering a delightful blend of 18th century cottage-style exteriors and 21st century contemporary interiors, complemented by a rear garden with far-reaching countryside views and double parking barn. The accommodation includes:

### GROUND FLOOR

Entrance Hall • Downstairs Duravit cloakroom • Open plan living space with porcelain Italian flooring and cast-iron wood burner • Hardwood bi-folding external doors • Separate stable door via kitchen area • High-spec Bulthaup kitchen with Miele and Gaggenau appliances • Separate Bulthaup utility room with Miele washer/dryer • Innovative features such as Varilight lighting system and Sonos wireless ceiling speakers • Underfloor heating

### FIRST FLOOR

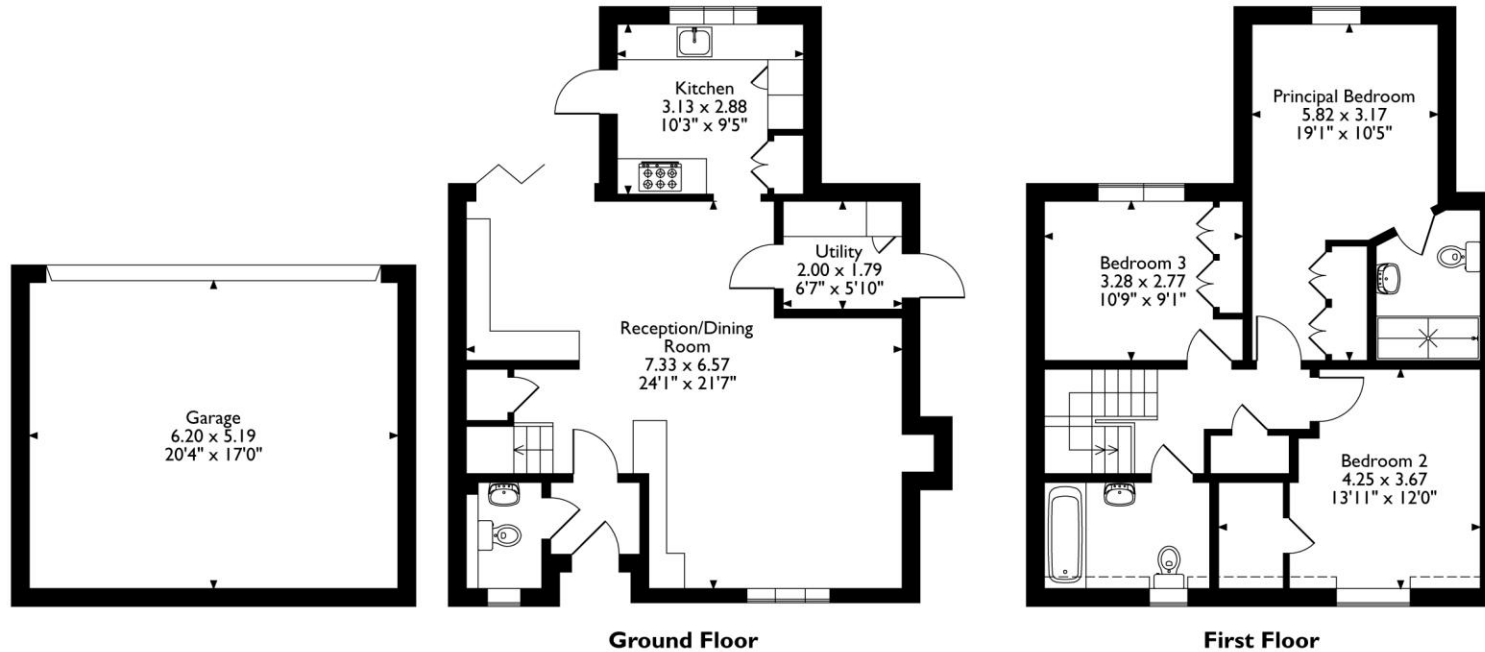
Spacious landing area with airing cupboard housing Ecodan pressurised hot water system • Master bedroom with Hansgrohe walk-in double shower and underfloor heating • Two further double bedrooms, both with bespoke handmade storage solutions • Stylish Duravit/Hansgrohe family bathroom with Pietra Del Nord porcelain tiling and underfloor heating • Fully boarded loft with fitted ladder and light

### OUTSIDE

Secluded rear gardens with porcelain Italian patio tiling • Parking barn for two vehicles • Hardwood double-glazed windows • Mitsubishi air-source heat pump system • Courtyard lighting posts and chrome up/down external entrance lighting • Situated in inner courtyard with video entry • Security alarm system • Backing onto open farmland



Wisteria Cottage, Yew Tree Courtyard, Nuneham Courtenay, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 115 Sq M/1238 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Total = 147 Sq M/1582 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**SERVICES:** Air source heat pump, underfloor heating, mains water and mains drainage.

Council tax band E  
 South Oxfordshire District Council

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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