



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 College Cottages, Denton Hill, Cuddesdon, Oxfordshire OX44 9JA



CUDDESDON

1 College Cottages is a perfect period property in the sought after hilltop village of Cuddesdon. Just 8 miles from the historic city centre of Oxford, less than 10 minutes drive to the M40 junction 8 and close to Haddenham and Thame Parkway with its fast trains into London Marylebone, this cottage is both well connected and surrounded by rolling fields as far as the eye can see.

Home of the ecclesiastical Ripon College, Cuddesdon has earned the nick-name 'Holy Hill' and it is certainly 'blessed' with glorious views from every corner. A popular village, Cuddesdon is a delightful spot and property here is sought after.

Bedrooms 2 | Bathrooms 2 | Receptions 1 | EPC C
Mains gas and mains drainage
South Oxfordshire County Council – Council Tax Band D



1 COLLEGE COTTAGES

1 College Cottages is a recently renovated period property which has been modernised with care and consideration. Tucked away towards the end of the village, the house has an attractive facade, bordered by a hand crafted, traditional natural stone wall, finished with Cotswold style stone capping. Up the newly laid steps with their cast iron handrail and you'll find the neat garden, mostly laid to lawn and with views over the nearby playing fields and beyond. There is also a garden shed tucked away in the corner providing useful storage for bikes and tools.

Inside, the house itself is light, bright and beautifully renovated with thought given to every detail. The living room is spacious with travertine flooring and a lovely bay window with views out over the fields. A newly fitted, contemporary woodburner has been installed for cosy winter nights and creates a pleasing focal point. The kitchen leads off this area and is compact but beautifully fitted with light grey shaker style units, oven, hob and extractor. Adjacent to the kitchen is a utility room - a welcome surprise for a two bedroomed home and extremely practical. A full bathroom is also situated on the ground floor.

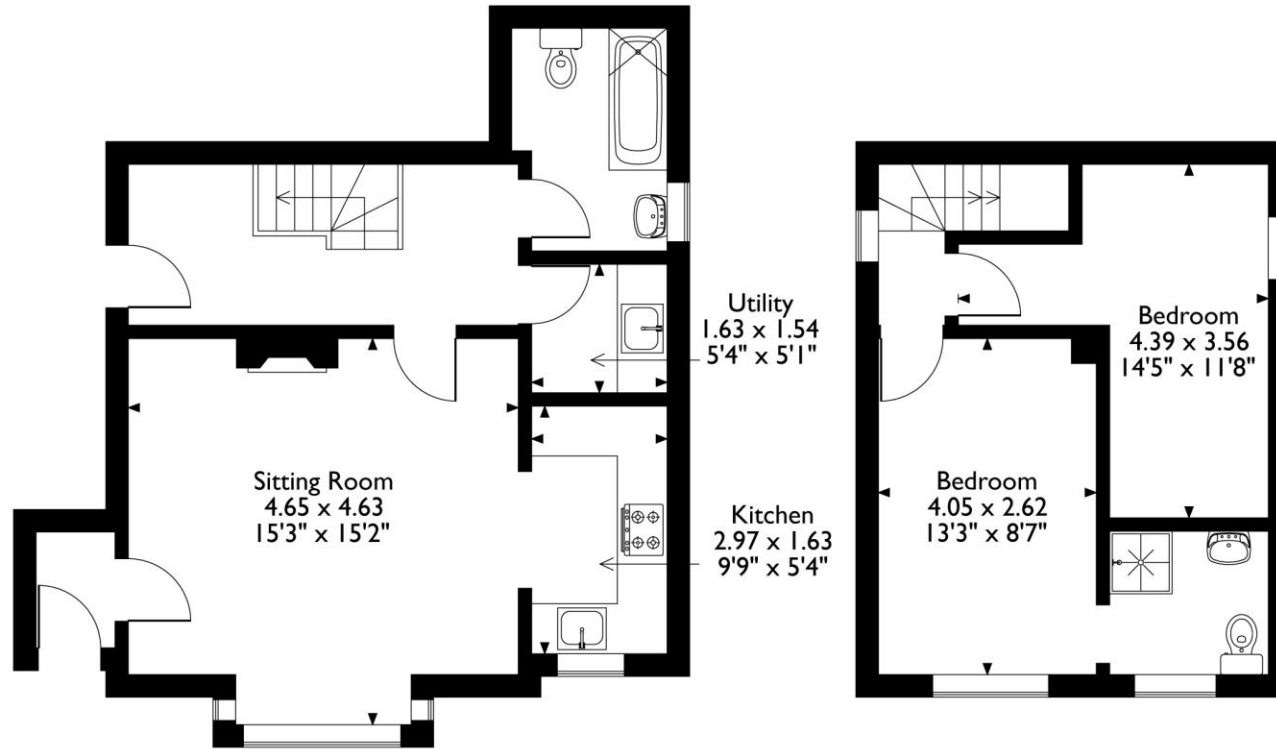
Upstairs and both bedrooms are doubles with the 'master' benefiting from an ensuite shower room with attractive metro tiling. The views from the first floor are worth a pause - far reaching, this is South Oxfordshire countryside at its best.

A gorgeous cottage which has been renovated with attention paid to detail and exceptionally high-quality workmanship throughout. A perfect starter home, downsizers' dream or bolt hole in the countryside.



I College Cottages, Denton Hill, Cuddesdon, Oxford, Oxfordshire

Approximate Gross Internal Area
74 Sq M/796 Sq Ft



Ground Floor

First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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