





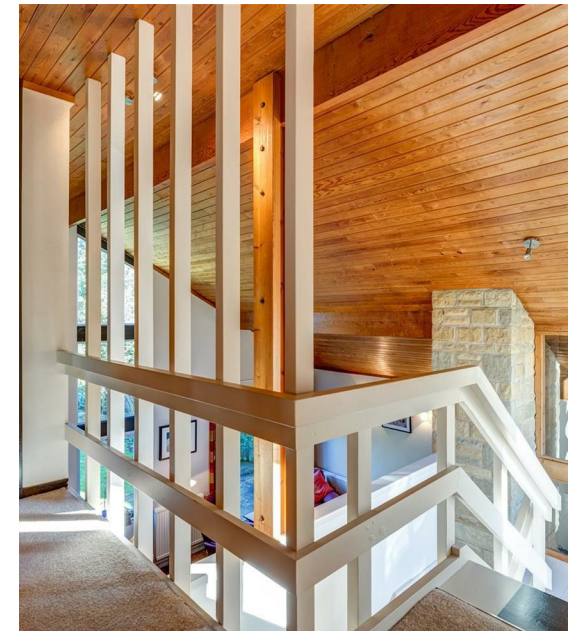
**We love these houses for their mix of individuality, practicality and architecture. In 50 years the designs have not dated, in fact they're probably more relevant than ever! A wonderful home in all respects.**

Many have heard of Woodeaton but few know much about it. The name dates back to Roman times, at which point a temple is known to have been present and this probably indicates there was also a settlement. The village features a fine 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, very popular with those needing easy access to Oxford and the various Headington hospitals, and rail access is served by station at Islip. And for those working from home, Gigaclear provides one of the fastest full fibre broadband services direct to your door!

10 Nourse Close is a delightful house, an unusual and interesting design that's really practical as well as surprisingly efficient to run. Our client was drawn to it because of the exceptional light and feeling of space as well as the access to Oxford. The internals feature some really appealing Scandinavian influences, most notably the full-height pine-clad ceiling to the living room, and all rooms have large windows ensuring fantastic natural light. The garden is also possibly the largest in the Close as well as being very private, with a long stone wall to one side plus several mature trees, a relaxing and calm place to be. We believe there is also potential (subject to consents) to extend the property to the rear; at least one other similar house has been extended in the past. The whole adds up to a really great, complete and interesting home.

The main door leads into an ample hallway providing very useful space for storage, with the open-tread stairs to the landing above an interesting feature. Off to the left the cloak room is light, neutral and modern. Looking ahead over a couple of timber steps, the kitchen/ dining room opens up, bright and inviting. It's a generous space, light and large, offering plenty of room for a large table and chairs to the near end, and at the other a recently fitted modern kitchen offers masses of useful storage via units running round three sides, culminating in a peninsular. The room is dual aspect including a window looking South out towards the ample grass areas in the centre of the Close, a pretty and peaceful view. Off to the left the utility room, with space for freezer, washing machine and dryer, is equipped with shelving and there is also a useful side door out to the courtyard, which our vendor enjoys as a lovely morning sun trap with a coffee.

- Surprising space & character
- Three/four light bedrooms
- Vaulted ceiling living room
- Galleried landing
- Large kitchen, & utility
- Refitted bathroom & cloakroom
- Wide landscaped garden
- Double garage & parking
- Full fibre broadband



10 Nourse Close, Woodeaton, OX3 9TJ

Offers Over £650,000

At the rear the living room is a delightful and characterful space of a type rarely found. It opens out to the full height of the house with a vaulted ceiling - for a music nut like me, the acoustics are excellent! This plus the full height windows and sliding glass doors to the garden make it extraordinarily light in almost any weather. And as you turn round to take in the whole room, look up and you'll see the stairs and landing forming a gallery, a feature we really love. The living room also has an original parquet floor and a more recent wood burning stove. Adjacent to the sitting room is a further room which is equally ideal as either a generous office space (as it's currently used) or a bedroom, which with sliding glazed doors to the garden feels very relaxed and positive.

Upstairs the interesting design touches continue. The stairs turn halfway up, where there is a timber and glass partition above the hall that also includes two charming stained glass panels hand crafted by the vendor's family (they will stay, as the vendor feels they're part of the history of the house) and from this point onwards they and the landing above look out across the living room. This galleried design, combined with the window over the stairwell, embellishes the already good light in both the sitting room and landing. The main bedroom is bright and well decorated with large wardrobes to the rear and a view to the South. Bedroom two is similar and a good double with further wardrobes. Bedroom three is more compact although still well proportioned and practical with a recessed wardrobe, and it features a lovely wood floor. Serving all three the recently refitted bathroom is immaculate, with a contemporary suite including modern tiling to all walls and a thermostatic shower over the bath. Also on the first floor, the airing cupboard is a good size and equipped with a modern Vaillant gas boiler (fitted 2014).

Outside, the house sits well back from the entrance to the close behind a large expanse of grass with several mature trees. Immediately to the front, a courtyard is enclosed by a wall and gate, and within this space is a fenced off area containing the LPG bottles for the heating. On the right a door leads into the expansive double garage which is equipped with power, light and an electric roller door in addition to wooden storage bins for firewood. Passing the main door to the house the path leads through a gate to the rear garden. This is a wonderful, secluded space. Extending to circa 80 feet the garden is mature, attractive and well stocked with a range of attractive plants, and there are several trees including both eating and cooking apples and a quince tree. The lawn runs most of the way down the garden, with a terrace behind the living room, on which is a raised bed. The greenhouse towards the end of the garden will stay as will the further covered log store. It all adds up to a lovely, peaceful garden.

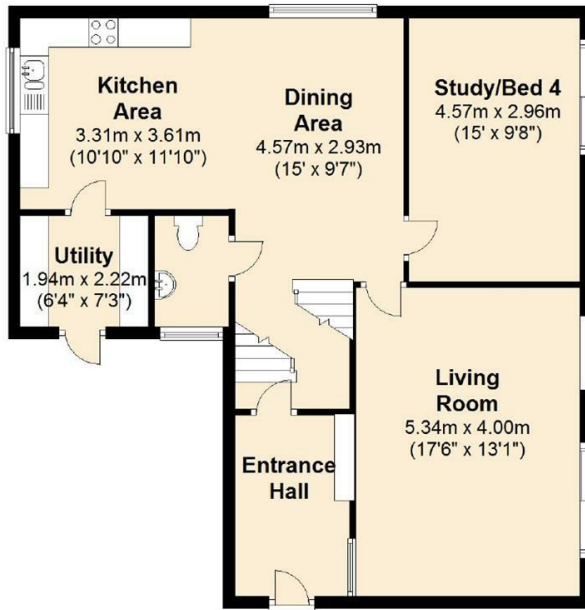
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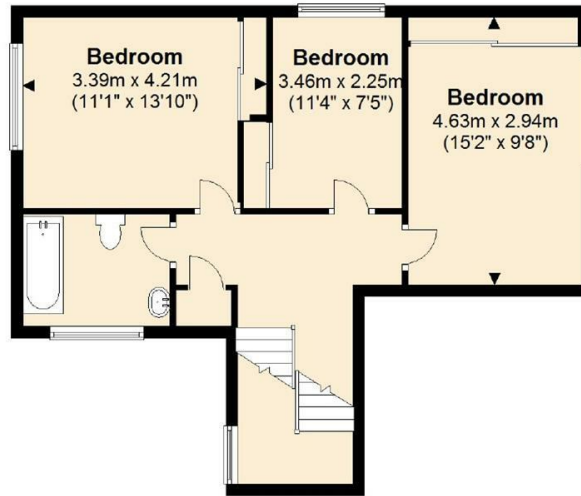
## Ground Floor

Approx. 79.7 sq. metres (858.3 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 sq. feet)

These floor plans are just for demonstration purposes only and no measurement is to scale  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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