



A rather exclusive hamlet location ideally placed for Oxford hospitals, road and links to London etc.

An extremely interesting Scandinavian-styled house nestling in the corner of a small development on the edge of fields in a tiny hamlet just a few minutes from Oxford. Vaulted living room, wonderful natural light, plus a double garage. NO CHAIN

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.

3 Nourse Close is an unusual but clever design of house, one of a number ranged round a wide entrance way with large lawn areas and trees. The owners were drawn to it because of the exceptional views as well as the easy access to Oxford. The internals feature some Scandinavian influences, notably the full-height pine-clad ceiling to the living room, and all rooms have large windows ensuring fantastic natural light. It also has a wonderful garden which is secluded, landscaped and mature. However, where it is set apart from others is the cleanliness of design the current owners have brought back into the property. All fixtures and fittings are true to the original simplicity but very much designed for today's ease of use requirements.

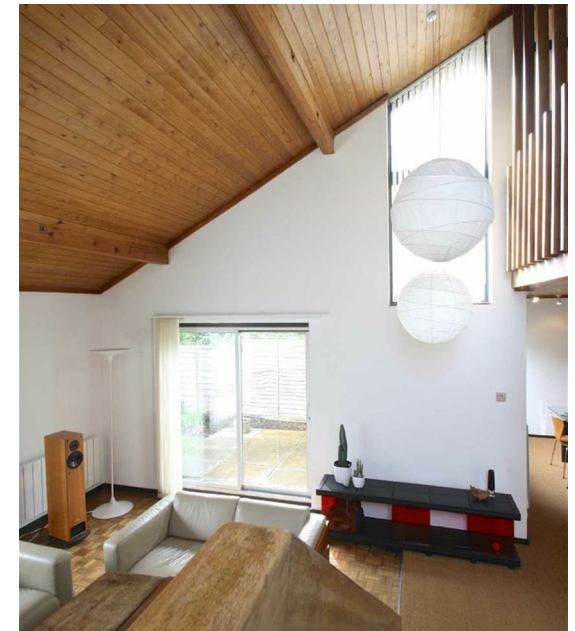
The entrance porch leads into an inner hallway off which is a refitted cloak room. As with the entire refurbishment, this has been beautifully finished with a high quality suite. The hall opens into a wide dining area which is ample for a large table and chairs, it is very light due to its own large window overlooking the rear garden as well as sharing light from the living room this is a fantastic space, with a full-height vaulted ceiling overhead, exposed timber stairs and windows to three sides! The right hand doors lead onto a pretty terrace, the owners have fitted a very efficient wood burner in the fireplace (which is exposed stone), and the original parquet oak floor is underfoot. The kitchen to the left is a real work of beauty with hand-made bespoke stainless steel units and shelves offering excellent storage and work space, and alongside these is a top of the range stainless steel range cooker. Adjacent to the kitchen the utility room has plumbing for washing machines etc, and a door to the side leads into a small paved courtyard. Also downstairs is bedroom three, it is a generously proportioned room with a large window facing out to the front but very secluded.

Upstairs, the light theme continues with the landing generously flooded with light from the reception behind it, the timber balustrades and stair rail the larger of the bedrooms really is a great size at nearly 18 feet in length, and wardrobes/ shelving behind sliding doors cover the entire rear wall hence provide more than ample storage. The floor boards are painted white as are the walls and this gives the room a very smooth, clean and minimalist feeling. The other upstairs bedroom is decorated and equipped exactly the same, albeit smaller. Both are served by a pristine and high quality bathroom suite including a stainless steel radiator and tap fittings, and there is travertine marble tiling around the bath.

Outside to the rear the garden is secluded, pretty and very calm. The main part is laid to lawn with various attractive border plants. To the rear on one side is a sectioned off compost area whereas to the other is an ornamental pond. To the left of the house is a paved, secure courtyard - handy for bikes, bins etc etc; to the right is a sun trap terrace which looks straight down the garden. It is a great space with wonderful light as it faces almost dead South, overlooking nothing but a mature garden behind. At the front the property has a concrete hard standing in front of a double garage with power and light, reached via a drive which meanders in from a wide, mainly lawned and very pretty frontage with trees and mature shrubs.

Mains water, electric
South Oxfordshire D.C.
Council tax band E
C.£2,000 p.a. 2018/19

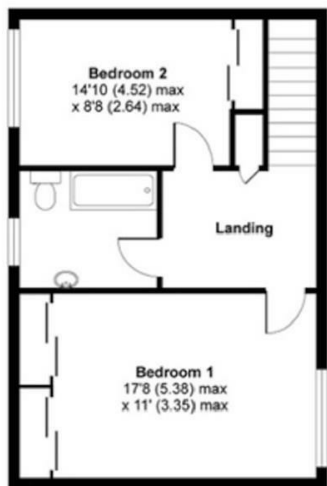
- Surprising light and space
- Refitted kitchen, utility room
- Double garage & parking
- Vaulted ceiling living room
- Refitted bath & cloak rooms
- Small quiet development
- Three light bedrooms
- Pretty garden with pond





Nourse Close, Woodeaton, Oxfordshire, OX3

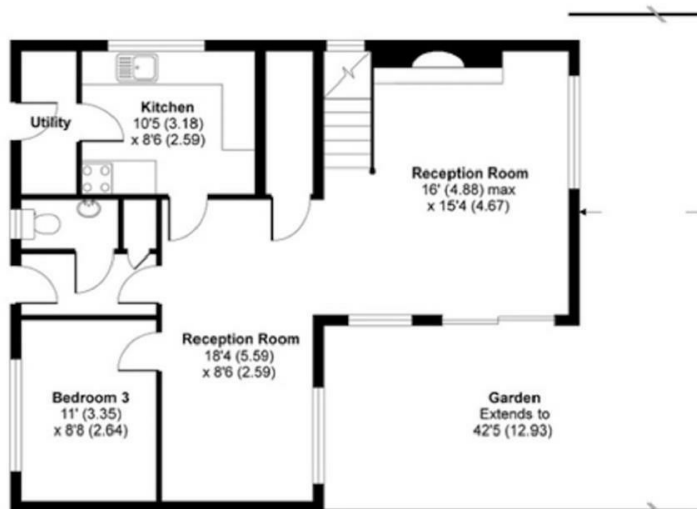
APPROX. GROSS INTERNAL FLOOR AREA 1478 SQFT / 137 SQM (Includes Detached Garage)



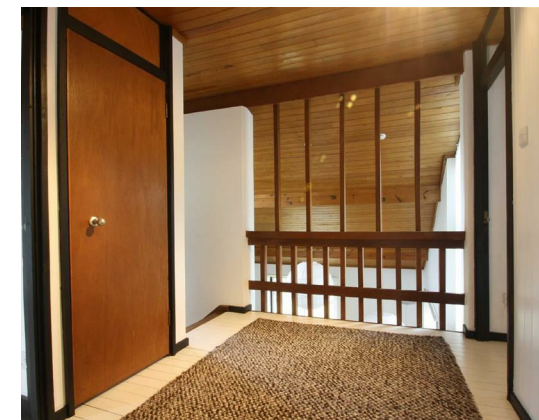
FIRST FLOOR



GARAGE



GROUND FLOOR



Energy Efficiency Rating

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

Important Notice

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