



## Great family house in a small no-through village

**New Cottage, Noke, Oxfordshire, OX3 9TT**

Freehold





3 reception rooms • kitchen/breakfast room • w.c./cloakroom • 4 bedrooms • 2 bath/shower rooms • detached outbuilding & garden store • off road parking • enclosed rear gardens

#### Local information

Noke is a picturesque village located in countryside to the north- east of Oxford. On a no through road, with many attractive period houses, cottages and a church, the Otmoor Nature Reserve is at the far end of the village. There are numerous walks and rides in the area.

The nearby village of Islip has two pubs, village shop, a primary school and railway station with direct links to Oxford and London.

Primary schools at Beckley and Islip, with state senior schools Gosford School, Kidlington or Wheatley Park. Independent schools include Earlsfield Montessori and the numerous highly regarded schools in Oxford and Abingdon.

Communication is excellent with M40 (J8a) about 8 miles, Islip Station about 1.5 miles (London/ Marylebone from 50 mins), alternatively Oxford Parkway about 5 miles (London/ Marylebone from 55 mins) and the 'Oxford Tube' coach from the Thornhill Park and Ride with services to London and Heathrow. (All distances and times are approximate).

#### About this property

Situated within the Green Belt, New Cottage is believed to have origins dating to 1947. The property is constructed of rendered brick with a tile roof and was extended by the current owners in recent years.

There are three reception rooms including a sitting room, family room and study, all of which have engineered wood floors, are double aspect and open to the garden. The kitchen/breakfast room, with fitted work units, electric oven and ceramic hob, also has French doors to the gardens at the rear.

On the first floor, there are four bedrooms, a family bathroom and separate en suite shower room to the main bedroom.

Outside, there is off street parking to the front of the property, and a side gate leads to the rear. A small brick outbuilding with electricity could be used as a home office and there is a timber garden store. The rear garden is enclosed with herbaceous borders and a small feature pond.

Photographs taken September 2018 and September 2019.

#### Services

Mains water, electricity, drainage. Oil-fired central heating.

#### Tenure

Freehold

#### Local Authority

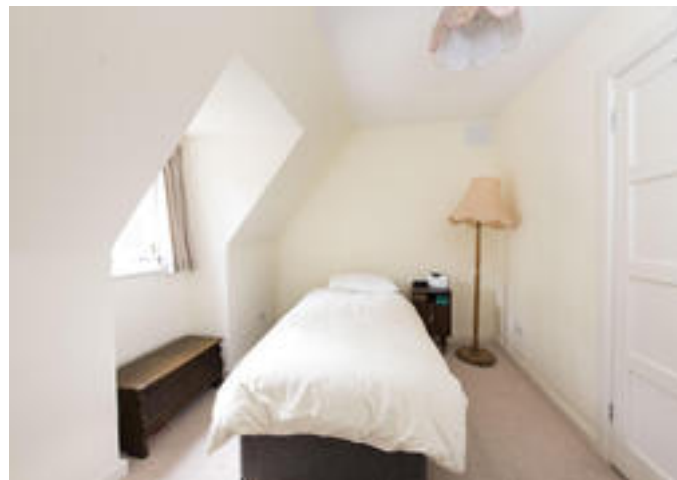
Cherwell District Council

#### Viewing

Strictly by appointment with Savills

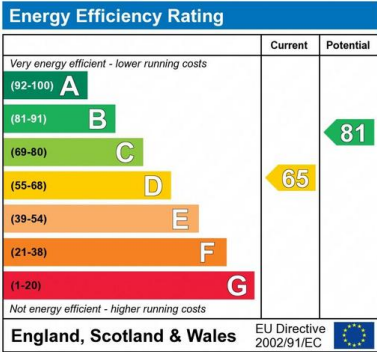
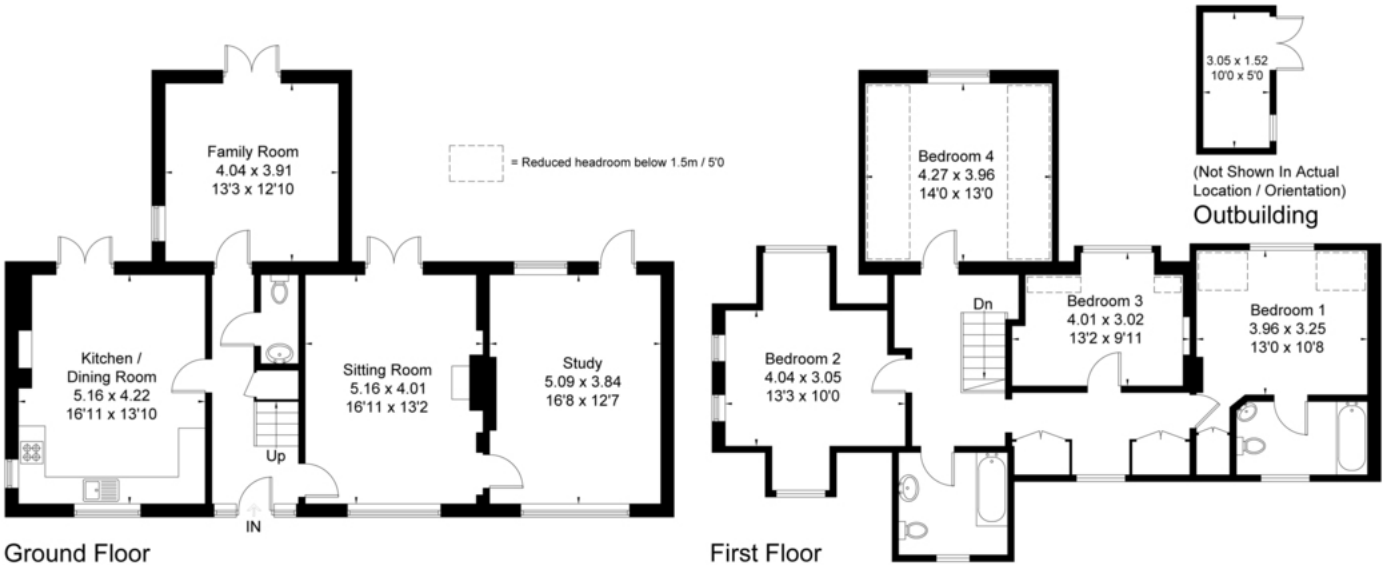






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Gross Internal Area (approx) = 181.2 sq m / 1951 sq ft  
Outbuilding = 4.6 sq m / 50 sq ft  
Total = 185.8 sq m / 2001 sq ft  
For identification only. Not to scale.  
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