

Woodside Farmhouse



New Barn Farm, Nuneham Park
Nuneham Courtenay, Oxford OX44 9PL

51°40'28"N , 001°12'06"W
what3words.com/pipeline.unwound.calm

THE
COUNTRY
HOUSE
DEPT.

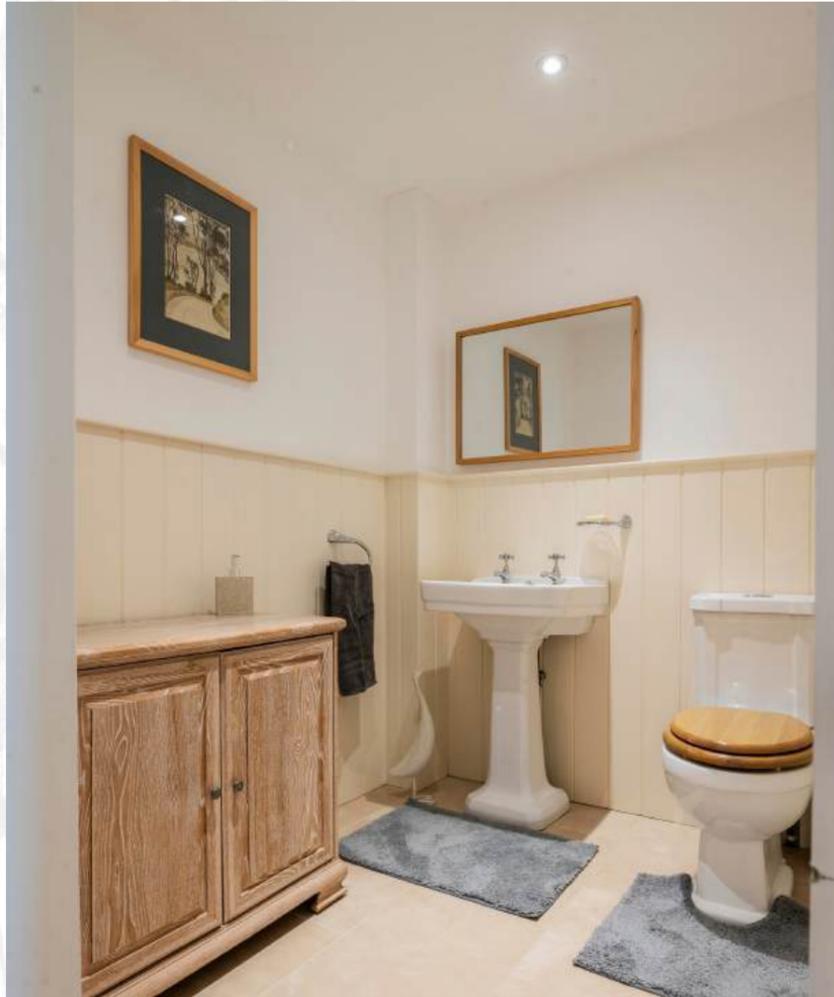


ABOUT THIS HOUSE



Bordered by a 250-acre woodland, within the conservation area of Nuneham Park, and accessed off a private lane, Woodside Farmhouse is a wonderfully versatile 4/5 - bedroom home set in just under 13.5 acres of paddock and garden, that was renovated and extended in 2009 as part of a farmhouse conversion, and has been continuously improved and maintained to the highest of standards by the current owners. The result is a superb family home awash with natural light and offering a real sense of space, with a layout which flows perfectly for modern family living. Highlights include the open plan kitchen/breakfast room with bi-fold doors which open onto the garden, together with the newly built studio and views across paddock land.



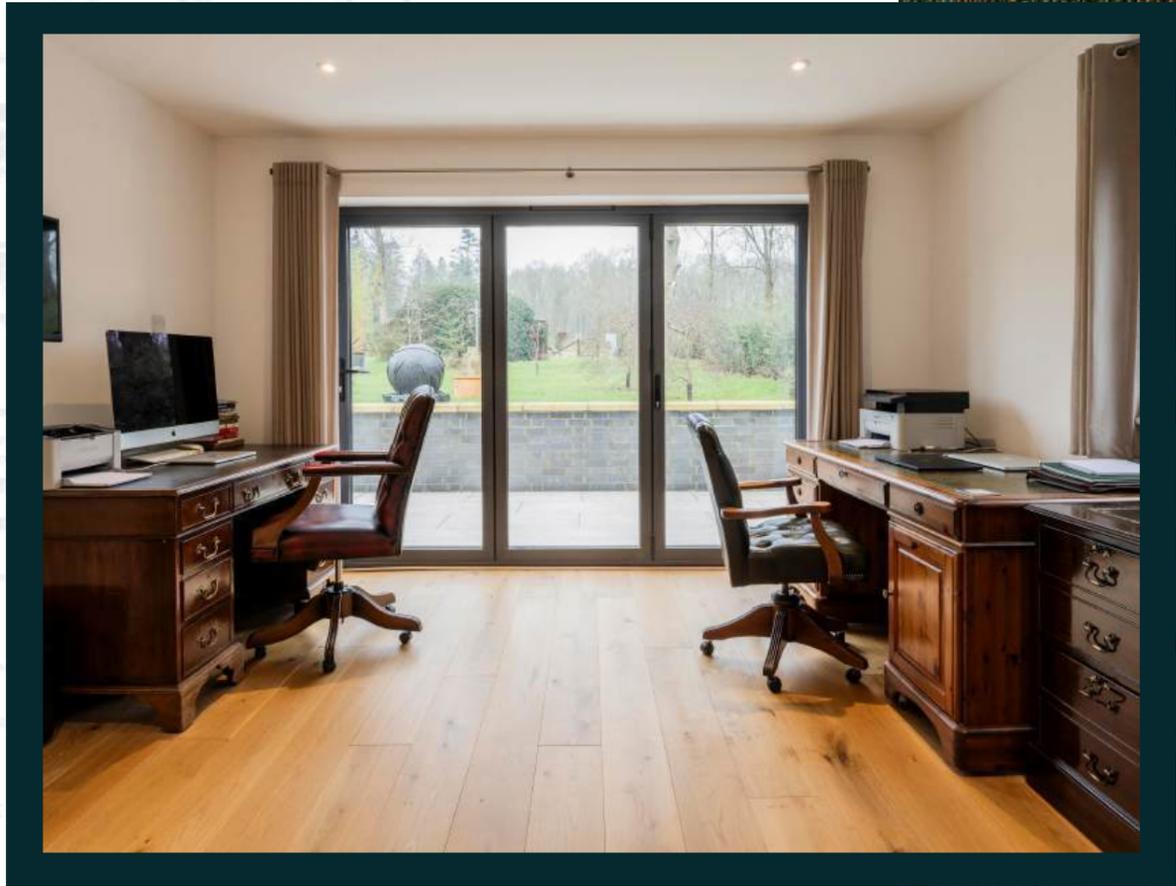








THE FINER DETAILS



BEDROOMS

4/5

BATH/SHOWER ROOMS

4

STUDIO

1

RECEPTION ROOMS

4

GARAGING

2

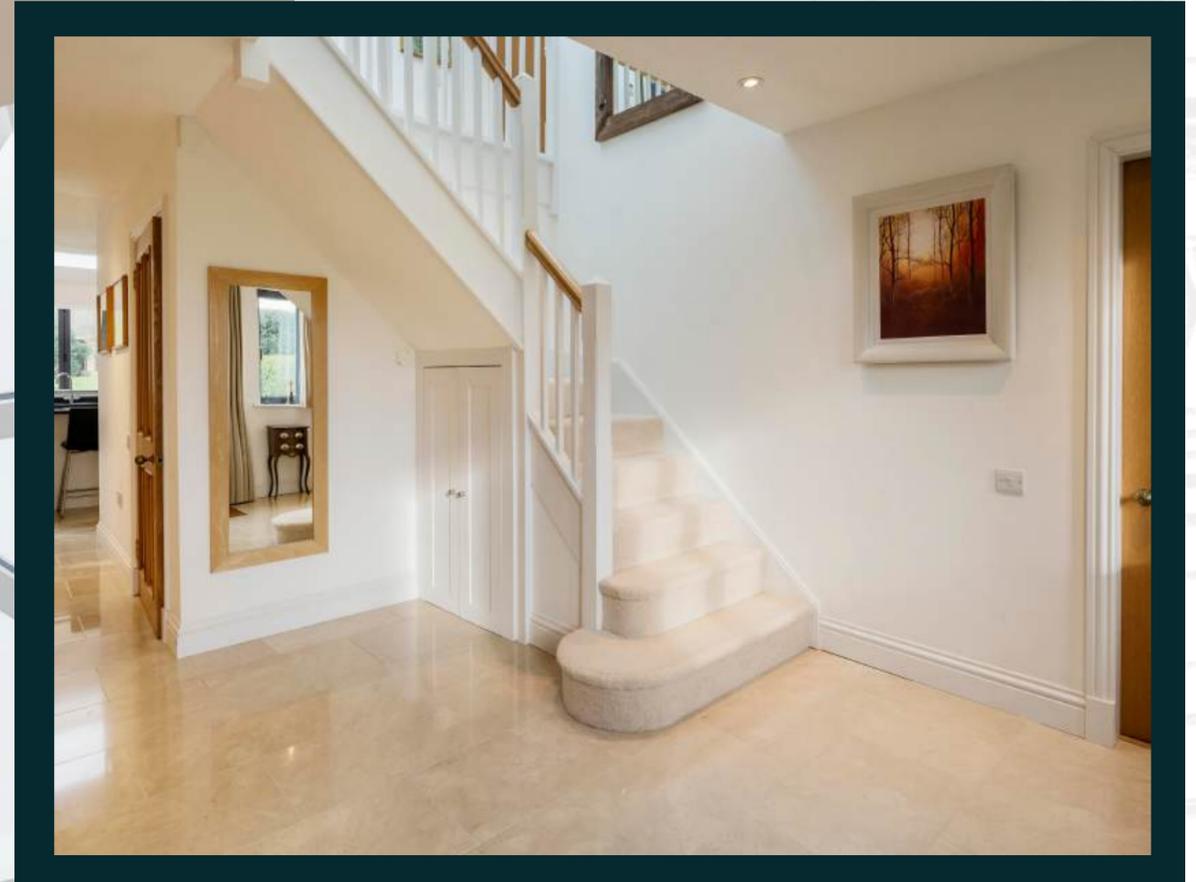
ACREAGE

13.42





THE FINER DETAILS



WHAT3WORDS

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CO-ORDINATES

51°40'28"N , 001°12'06"W

SERVICES

Mains water and electricity
Ground source heat pump
Shared private drainage
Electric car charging points

EPC

Band C

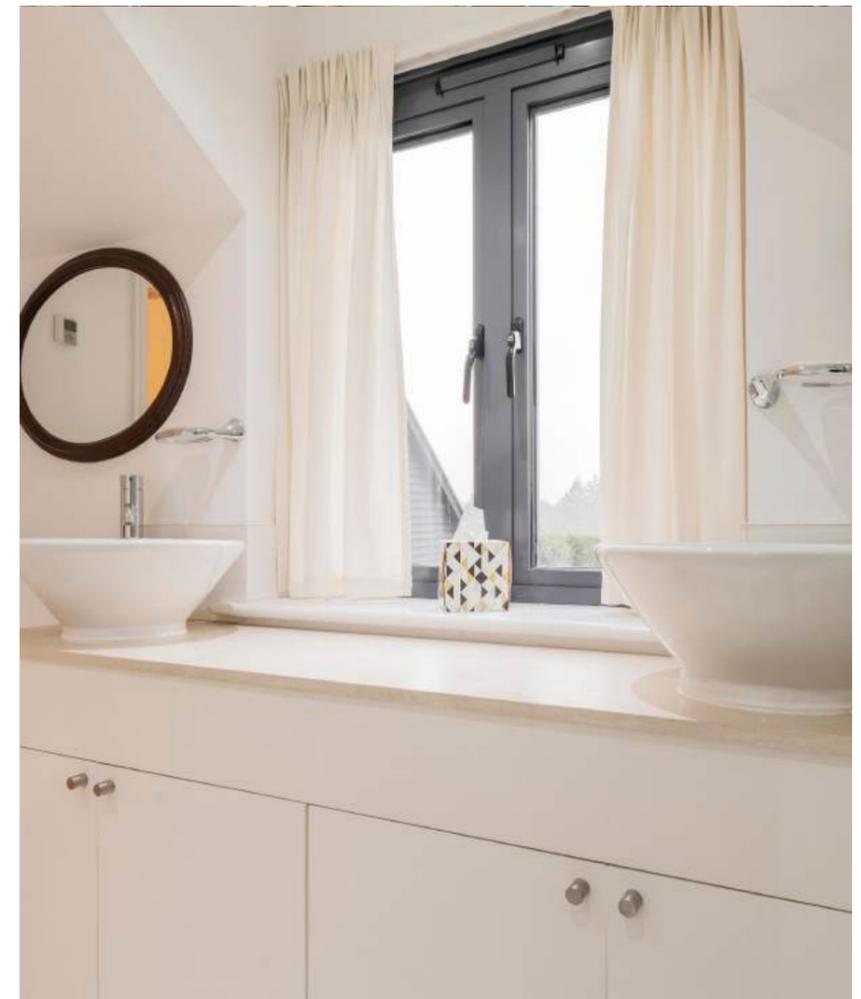
COUNCIL TAX

Band G

LOCAL AUTHORITY

South Oxfordshire District Council







ABOUT THIS AREA

Nuneham Courtenay is a picturesque village located in the heart of Oxfordshire, just a few miles south of Oxford. Surrounded by tranquil countryside, the area offers a serene setting with easy access to both rural charm and urban amenities. The village is steeped in history, with its roots stretching back to the Domesday Book, and is home to the elegant Georgian Nuneham House, nestled within a large estate.

For families, the surrounding area offers excellent independent schooling options, including Abingdon School, The Dragon School, and Headington School, all of which are highly regarded and offer outstanding education. There are also several top-rated preparatory schools nearby, ensuring a wide range of educational opportunities.

Commuting to London is convenient, with the nearby Didcot Parkway offering direct rail services to London Paddington in under an hour. The M40 motorway is also easily accessible, providing fast road links to the capital and other major cities. For those wishing to enjoy a peaceful rural retreat without sacrificing convenience, Nuneham Courtenay offers the perfect blend of countryside living and urban connectivity. With its wealth of outdoor activities, cultural attractions in Oxford, and proximity to key transport hubs, it's an ideal location for both work and leisure.

TOWNS & TRAIN STATIONS

Oxford 6.9 miles

Wallingford 7.5 miles

Thame 13.4 miles

Didcot Parkway Railway Station 8 miles

London Paddington from 37 minutes

Haddenham and Thame Parkway

London Marylebone from 37 minutes

LOCAL

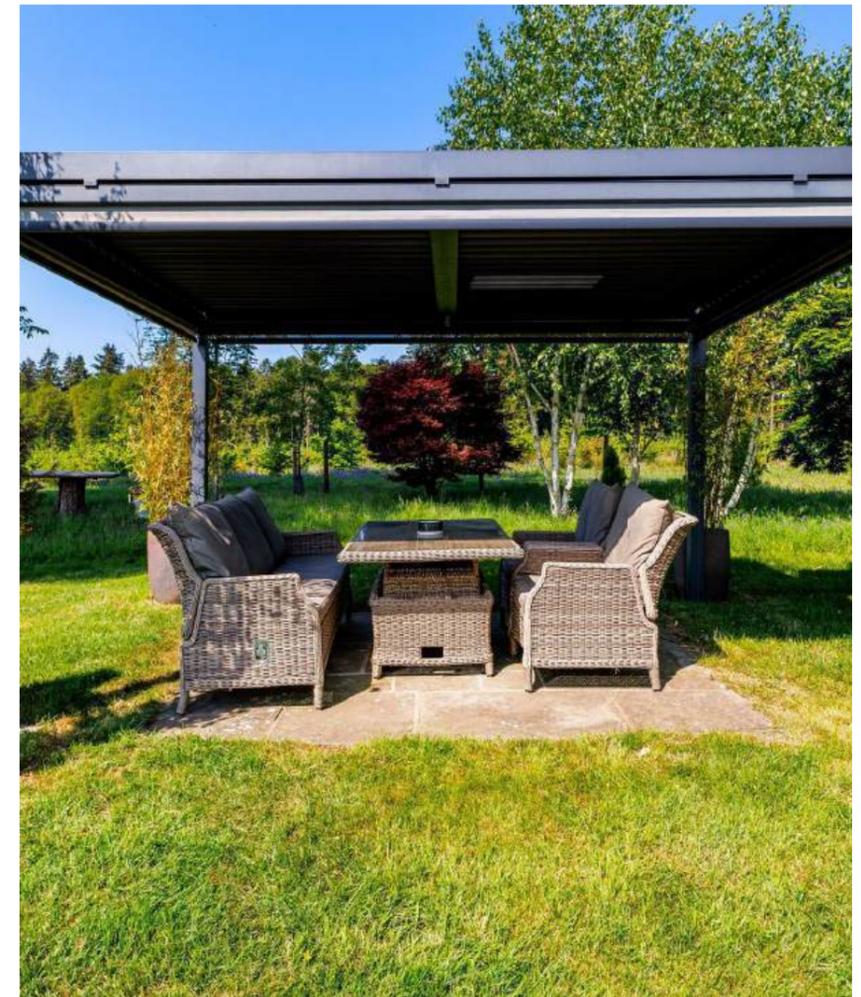
The Coach & Horses, Chiselhampton

The Mole, Toot Baldon

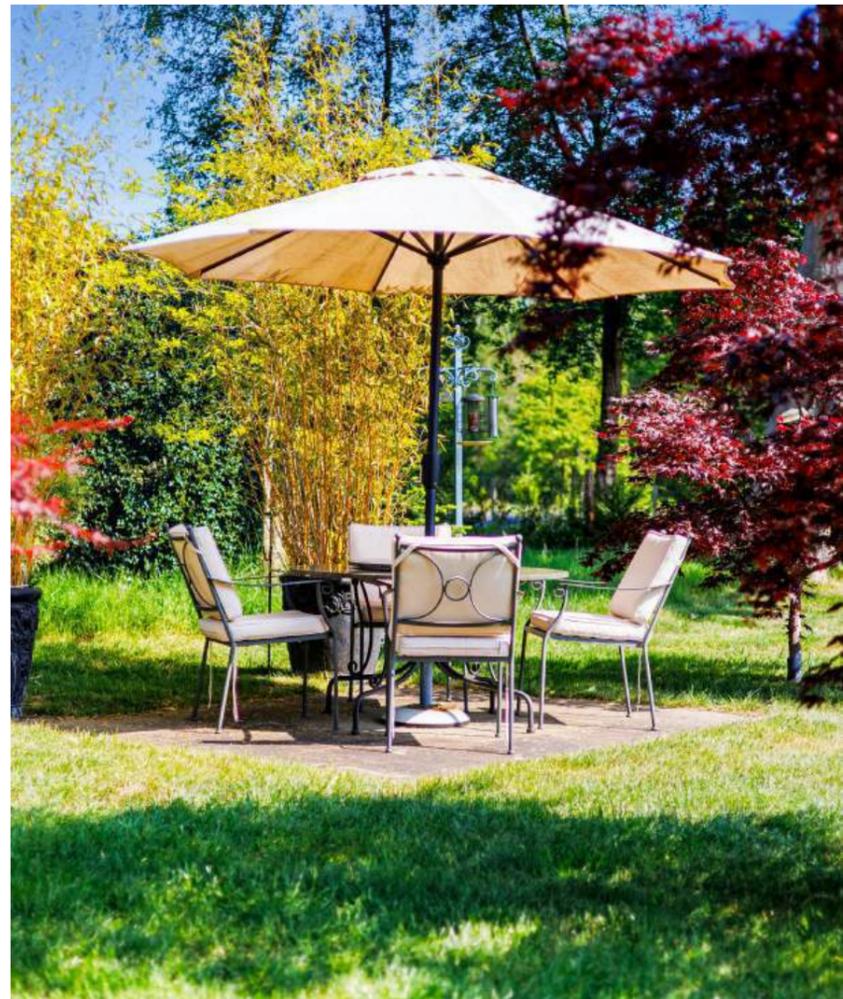
Le Manoir aux Quat'Saisons, Great Milton















FLOORPLAN



Total - 405.4 sq m / 4,363 sq ft
House - 290.9 sq m / 3,131 sq ft | Outbuildings - 114.5 sq m / 1,232 sq ft

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AREA GUIDE

Oxfordshire 🏡

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons

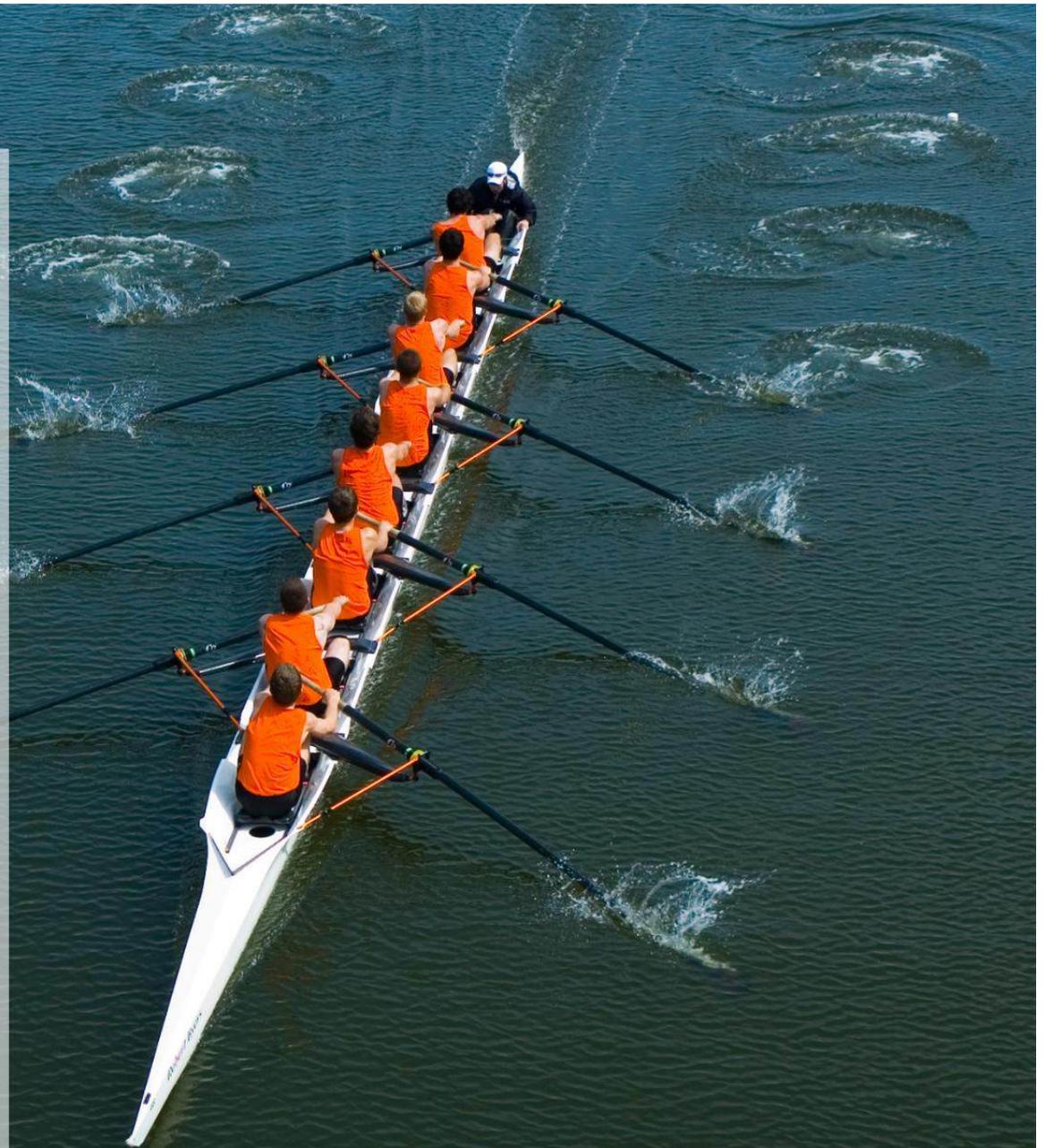
Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.





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