



NOKE PLACE, NOKE, OX3
£6,750 per month*

Carter Jonas

NOKE PLACE, NOKE, OXFORDSHIRE, OX3 9TU

LOCATION

Noke is a picturesque village located approximately 6 miles east of Oxford (making it an ideal location for the Oxford schools) and approximately 9 miles from J8 of the M40. Noke is reached by a no-through road and comprises many attractive period houses and cottages, as well as a church. The Otmoor Nature Reserve is at the far end of the village which boasts a number of attractive walks and rides. The nearby village of Islip benefits from a pub, a primary school and railway station with direct links to Oxford and London. Oxford Parkway is 5 miles away and offers a half hourly direct service to Oxford and London with London journey times from 55 minutes. There are also good bus links to Oxford London Airport.

THE PROPERTY

Noke Place is a wonderfully converted 18th Century Grade II listed barn retaining many of its original features such as the traditional timber frame in the original parts of the barn.

Noke Place offers spacious accommodation with five bedrooms and open plan living. Upon entering the property through the main entrance, steps up lead to a large, open plan reception area giving access to the dining room, living room and kitchen. Located centrally within the reception area, the dining room benefits from a spectacular double height ceiling and doors to the patio. Beyond the central pillar is the living room. To the other side of the dining area is the kitchen with built-in gas fired Aga, central breakfast bar and storage units. A doorway off the kitchen leads to a porch and utility room which can be independently accessed via an external door. A study is positioned to the base of the steps by the main entrance and opens into a corridor which has a family bathroom, three double rooms (one ensuite) with a family room with woodburner and access to the garden positioned at the end.

The first floor comprises a galleried landing off which is a large master bedroom with feature woodburner, built in storage and ensuite bathroom with shower and bath and a second ensuite double bedroom.

The property is approached via its own private drive with paddocks on either side. There are attractive gardens and grounds and a patio

A superb restoration of a fine listed barn offering spacious and flexible accommodation.



surrounding the barn, perfect for outdoor entertaining.

Outbuildings include a double timber framed garage.

One bedroom staff flat available by separate negotiation and increased rent.

Available July. Unfurnished.

Council Tax Band H - Main House and Council Tax Band A - Annexe please see Cherwell D District Council for current costs

The property is freehold with a low flood risk.

Mains electricity and solar photovoltaics. Mains water and drainage are connected. The heating is LPG with a biomass secondary heating system.

Internet & Mobile. Further information on availability and speeds can be found on the Ofcom website.

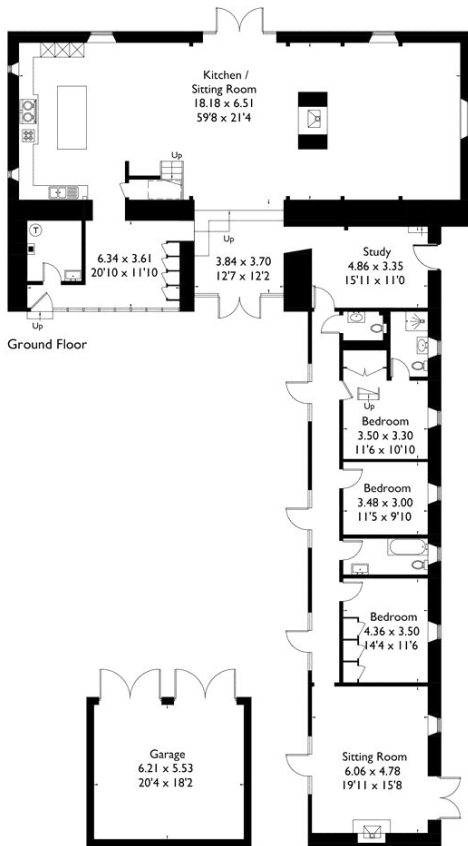
Holding deposit = 1 weeks rent £1465

Deposit = 5 weeks rent @ £6,350 pcm = £7326

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Cherwell District Council - Council Tax Band H





(Not Shown In Actual Location / Orientation)



First Floor

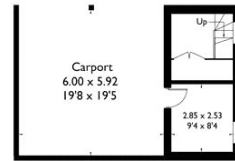
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Approximate Gross Internal Area = 410 sq m / 4413 sq ft
(Excluding Voids)

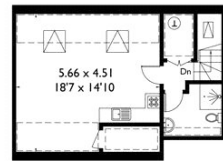
Garage = 34.4 sq m / 370 sq ft

Outbuilding = 61.3 sq m / 659 sq ft

Total = 505.7 sq m / 5442 sq ft



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Staff Flat - First Floor

Illustration for identification purposes only. Not to scale
Ref: 212516



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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