west
THE PROPERTY CONSULTANCY



TO LET



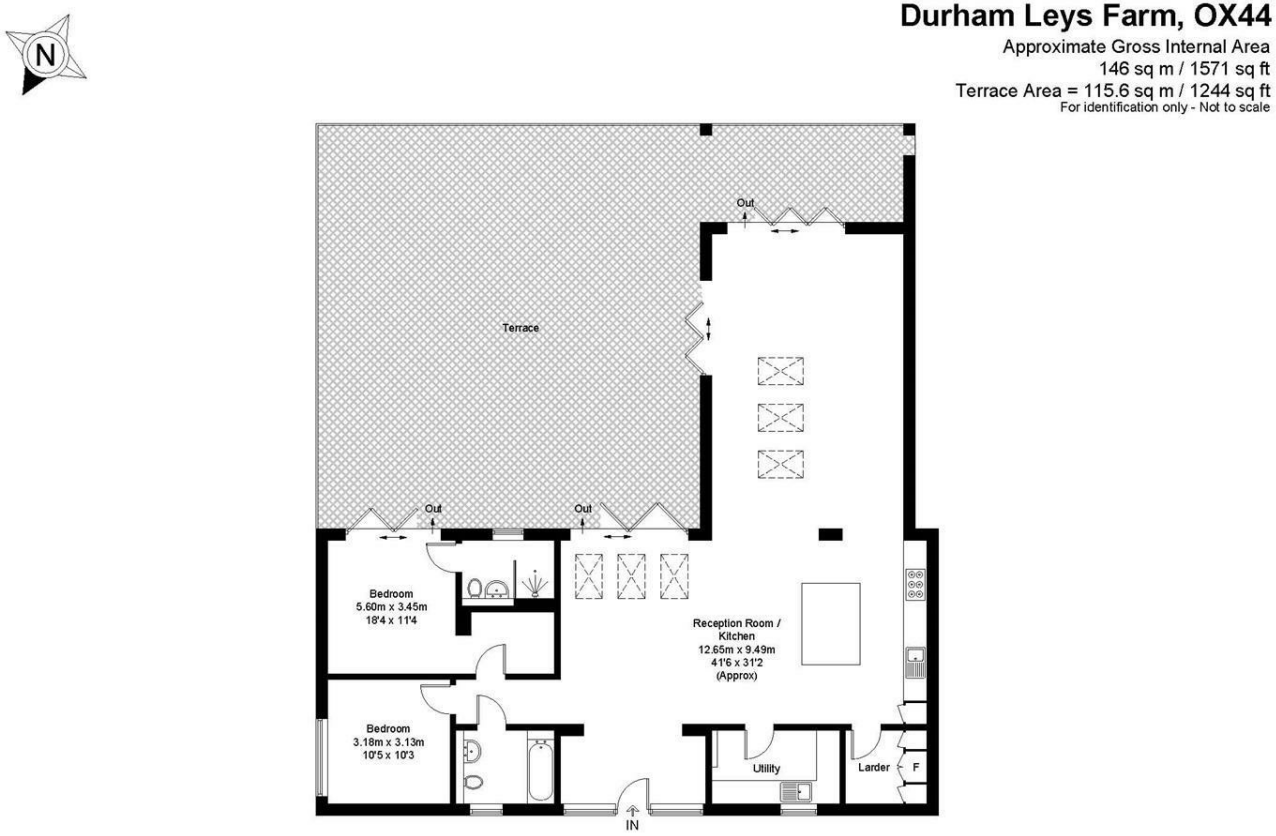




Rachel`s House The Green, Marsh Baldon, Oxfordshire, OX44 9LP

£2,895 PCM

- An exclusive 'Barn' style rural edge of village home
- Set within a private 100 Acre Estate
- AVAILABLE from mid December 2026
- 2 Bedrooms, 2 Bathrooms
- Peaceful setting on The Green
- Spectacular Rural Outlook
- Glorious vaulted living space filled with natural light
- Stylish fully equipped kitchen + separate laundry room
- Walk to village 'Gastro' pubs
- A unique haven of tranquillity & peace on the edge of Oxford



Floor plan produced in accordance with RICS Property Measurement Standards.
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THE PROPERTY

MARSH BALDON
Oxford c.6.2 miles Haddenham Parkway Station c.15 miles M40 Motorway 9.4 miles

Set within a private 100 acre estate on the south eastern periphery of Oxford, a unique 'barn' style contemporary retreat, offering peace, privacy and open rural views. Soaring vaulted ceiling lines to the substantial open 'social' space and a very stylish kitchen. Under floor heating. Master bedroom suite. Further bedroom and contemporary bathroom. Wonderful walks. A very special place for professionals or couples seeking the quiet life, whilst being only walking distance from The Seven Stars community 'gastro pub'. This is a true 'one off' and an escape from the world for anyone fortunate enough to live here. (TOTAL FLOOR AREA: c.1609 sq ft / 149 m2)

QUOTING RENT: £2,895pcm

A VERY SPECIAL CONTEMPORARY BARN STYLE COUNTRY RETREAT WITHIN A 100 ACRE PRIVATE ESTATE:

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(e) gavin@west-tpc.co.uk

From the Oxford ring road proceed south east on the A4074 signposted Henley. After 3 miles enter the village of Nuneham Courtenay and just as you leave the village turn left signposted Marsh Baldon. On entering Marsh Baldon, turn right on to the village green just after The Seven Stars public house and follow the lane along the edge of the green and you will get to the entrance on your right to Durham Leys Farm at the end before the lane bears left around the green. As you proceed through the farm's gated entrance you will see Black Barn ahead of you on the right and the subject property lies just beyond this.
What3words:///elevates.spoken.outlets