



Couling Close
Yarnton, Oxfordshire

Carter Jonas

8 COULING CLOSE, YARNTON, OXFORDSHIRE, OX5 1GD

3 bedrooms, 2 bathrooms, sitting room, kitchen/dining room.

Landscaped gardens. 2 bay open garaging. EPC rating: B

DESCRIPTION

Set within an exclusive gated development of just seven executive homes on the northern outskirts of Oxford, this beautifully presented family residence combines modern living with exceptional convenience. Built in 2018, the property offers easy access to major road and rail links, with a bus stop just a short stroll away. Internally, the property provides a well-balanced family home arranged over two floors. On the ground floor, the entrance hall leads to a cloakroom and a charming sitting room featuring a wood-burning stove. To the rear, the impressive kitchen and dining area is fitted with integrated appliances and opens directly onto the terrace, offering a delightful outlook over the garden. Upstairs, the first floor comprises a principal bedroom with en-suite facilities, two additional bedrooms, and a family bathroom, creating a comfortable and practical layout for modern living.

OUTSIDE

A standout feature is the southeast-facing landscaped garden, predominantly laid to lawn, enjoying canal and countryside views. Additional benefits include a two-bay carport and driveway parking.

LOCATION

Located just 2.3 miles from Summertown, one of Oxford's most desirable and affluent suburbs, the property enjoys excellent access to a wide range of amenities, healthcare services, and professional facilities. The historic city centre lies only two miles further south, while nearby green spaces include Cutteslowe and Sunnymead Park, Port Meadow, and scenic canal walks that lead directly into Oxford.

STYLISH SEMI-DETACHED 3 BEDROOM HOME WITH LANDSCAPED GARDEN AND CANAL VIEWS WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF JUST SEVEN HOMES ON THE OUTSKIRTS OF OXFORD



Schools:

Access to many top-rated state and independent schools, such as The Dragon School, Oxford High School for Girls, William Fletcher Primary School, The Marlborough School, St Edward's School, d'Overbroeck's College, and Summerfields School, to name a few.

Transport links:

A short walk around 270 metres away are bus stops with frequent services on the S3 route, connecting Oxford city centre to Woodstock, Charlbury, and Chipping Norton. The cycle-friendly paths in and out of Oxford city, including the bypass routes and the canal towpath add variety and options for a local commuter. Railway options via the Oxford Parkway or city centre will get you into London, arriving at Marylebone Station or Paddington Station, respectively. Commuting by road, there is the A40, A34, A420, A44 and M40.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX5 1GD

Services: All mains services are connected.

Tenure: Freehold

Local Authority: Cherwell District Council

Council Tax: Band E

Service charge for communal areas £1,500 per annum 2025.

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.



**Approximate Gross Internal Area 1190 sq ft - 111 sq m
(Excluding Carport)**

Ground Floor Area 598 sq ft – 56 sq m

First Floor Area 592 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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