

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



The Eco House, Oxnam, Jedburgh, TD8 6LX



The Eco House is a house shaped by craftsmanship, light and landscape - a self-built retreat completed around 2009, where every room seems to lean toward the southern horizon as if drawn to the beauty beyond the windows. The open-plan lounge, kitchen and dining space gather the daylight from morning to evening, creating a warm, uplifting heart to the home, while the ground floor also offers a utility room with walk-in fridge, a dedicated office, WC, control room and an accessible en-suite bedroom with built-in wardrobes, adding wonderful flexibility for multigenerational living or visiting guests.

Upstairs, the sense of space continues with a master bedroom that wakes with the sun, two further doubles (one with en-suite), the versatile sitting/games room, family bathroom and loft access within two of the bedrooms. Throughout, exposed natural oak and rustic Norwegian touches bring a quiet charm, complemented by triple-glazed windows and a handsome Hexham stone façade that anchors the home beautifully in its rural setting.

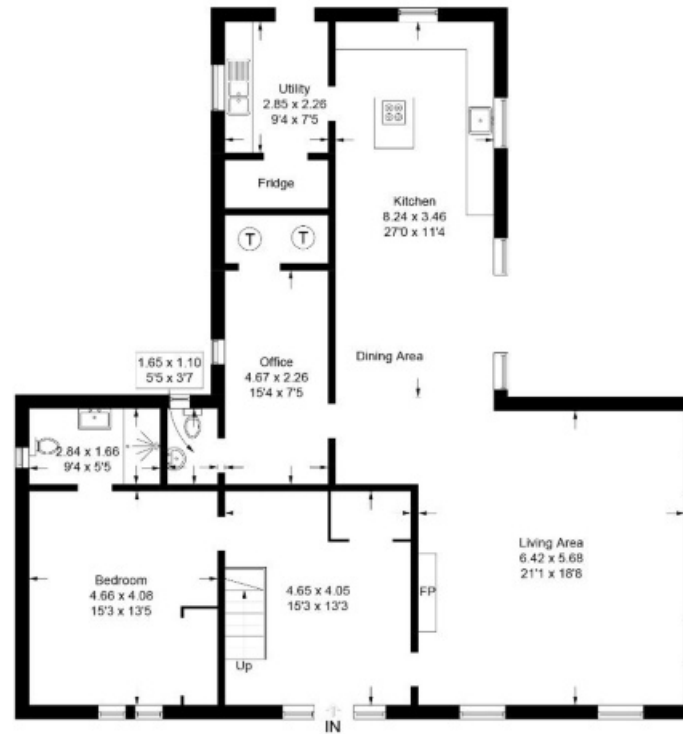
Set within grounds of around 0.49 acres, the outdoor space feels like an extension of the surrounding countryside, with soft lawns, hard landscaping, raised beds for home-grown produce, a wood store, greenhouse and fruit trees offering plums, apples and pears through the seasons. Wildlife drifts through the landscape, and the southern aspect provides uninterrupted views that shift gently with the light. A hardstanding driveway to the rear offers ample parking.

The double garage and adjoining workshop are impressively equipped, featuring welding connectors, electricity, plumbing and an EV charging point. Above, the upper level has been transformed into a Scandinavian-inspired retreat - wood-clad, bright and inviting, with a kitchenette and shower room. While not suitable as an annexe, it makes a wonderful home gym, pool room or creative escape.

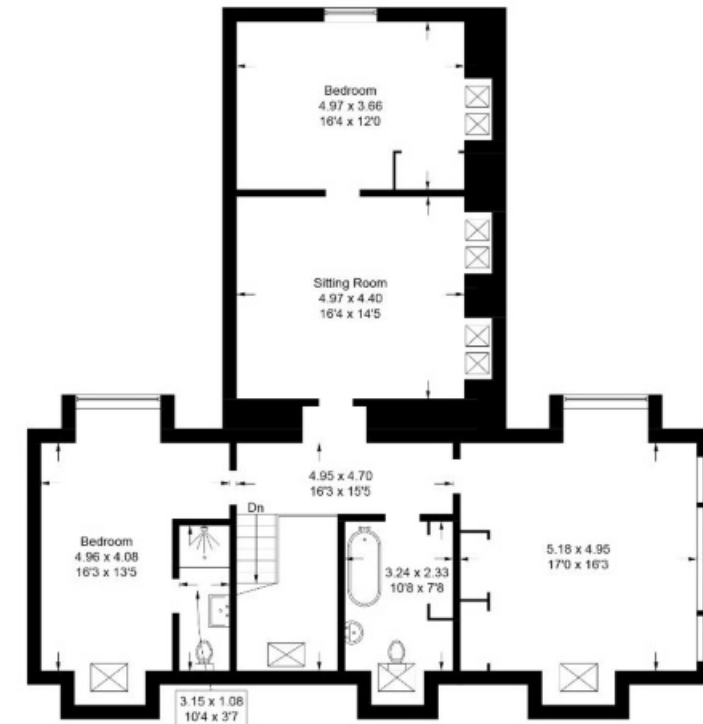
Blending eco-friendly design, thoughtful craftsmanship and the quiet magic of the Borders countryside, the Eco House offers a rare opportunity to enjoy modern comfort in a setting that feels both grounding and uplifting - a home where rural living and contemporary ease meet beautifully.

The Eco House, Oxnam, Jedburgh, TD8 6LX

Approximate Gross Internal Area = 265.1 sq m / 2853 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309392)

Situation

Oxnam is a charming and peaceful Borders village, surrounded by rolling hills, open countryside and the kind of big skies that make every day feel a little calmer. It's a small, friendly community centred around its historic kirk, with walking routes and wildlife woven into daily life. Though wonderfully rural, Oxnam sits only a short drive from Jedburgh, giving easy access to shops, schools and amenities - an ideal balance for those seeking rural living without feeling remote.

Home Report Value | EPC

£685,000 | EPC: B

Services

Designed with sustainability at its core, the property benefits from 12 photovoltaic panels and 6 solar hot water panels positioned to capture the best of the southern light, providing both energy efficiency and an income stream. A ground-source heat pump with a 1000-litre tank feeds the heating across the ground floor and first floor, while a ventilation and heat-recovery

system with hypoallergenic filtration keeps the home fresh and comfortable. Smart controls, including a NEST hub, ensure the systems work seamlessly together.

Fixtures and Fittings

The sale shall include all floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Jedburgh

Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

| | |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311 |
| Jedburgh, | Tel 01835 863 202 |
| Hawick, | Tel 01450 3723 36 |
| Kelso, | Tel 01573 400 399 |
| Melrose, | Tel 01896 822 796 |
| Peebles, | Tel 01721 723 999 |
| Selkirk, | Tel 01750 723 868 |
| Langholm, | Tel 013873 80482 |
| Annan, | Tel 01461 202 866/867 |
| Tranent, | Tel 01875 611211 |



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.