

Wheatley

49 Church Road | Wheatley | Oxon | OX33 1LU



Price £1,200,000

SUMMARY

A prestigious Victorian family home
Built in 1881 with a wealth of character
Situated in an elevated position
Spacious accommodation set over 3 floors
Entrance hallway leading to main hallway
Modern downstairs cloakroom
Formal sitting room with feature fireplace
Stunning stone mullion bay window
Dining room with bay window to side
Well appointed kitchen/ breakfast room
Spacious utility room / drying room
Bedroom with range of wardrobes
Two further double bedrooms on 1st floor
Modern shower room & further bathroom
Main bedroom with en suite on 2nd floor
Study / occasional bedroom 5
Enclosed gardens to both the front & side
Ample driveway parking to the front
Detached garage and large storage shed
Conveniently situated for local amenities
Offered For Sale with NO ONWARD CHAIN



This stunning Victorian detached family home was built in 1881 and is situated on an elevated position with beautiful views from the front elevation. The property is set off the road and approached by a gravelled driveway to the front. The accommodation is spacious and offers the purchasers a wonderful opportunity to own this impressive regal home within the centre of Wheatley. The property has ample driveway parking to



the front and is approached from Church Road where there is a detached garage and large workshop. From the driveway there is a path leading to the front door which opens into a hallway which in turn opens into a magnificent reception hallway with stairs rising to the first floor area, solid mahogany carved doors and high ceiling height throughout with feature fireplaces in both the formal sitting room and dining room. The sitting room retains an outstanding stone mullion bay window whilst on the upper floors there are spacious double bedrooms with 3 bathrooms and an office/study.

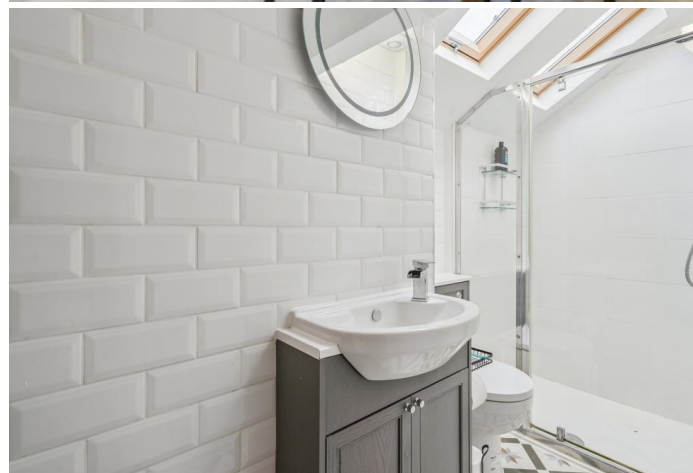
KEY FEATURES

- Stunning detached Victorian 4 bedroom family home set over 3 floors
- Ideally located within the popular and pretty village of Wheatley
- Regular bus services to Thame and Oxford City centre
- Good commuter routes to London & Birmingham via M540 Junction 8
- Excellent education system within Wheatley and Oxford
- OFFER FOR SALE WITH NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view





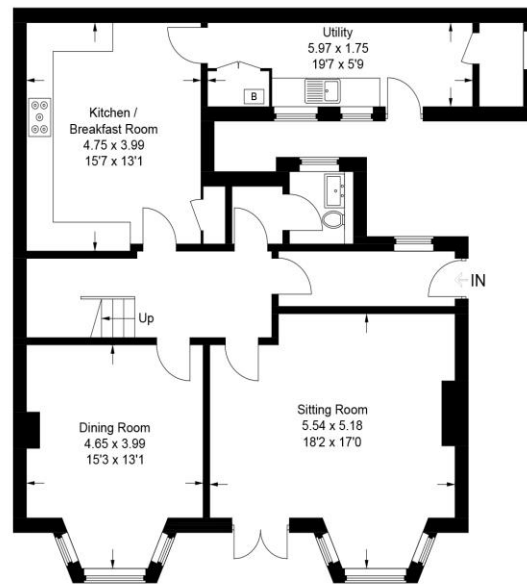
Set in pretty gardens to both the side and front of this delightful Victorian home has a wealth of character. The property is entered via the entrance hall and with doors opening to both the formal sitting room and separate dining room as well as the kitchen with an impressive range of Shaker style base and wall units and large utility/drying room. On the first floor there are 3 well appointed double bedrooms all with built in wardrobes as well as a modern and contemporary bathroom and separate shower room. On the 2nd floor the main bedroom as an en suite shower room and an office/study. Externally the gardens are well maintained and fully enclosed with an area to the rear of the property for easy maintenance. There is ample driveway parking for several cars to the front.





WHEATLEY

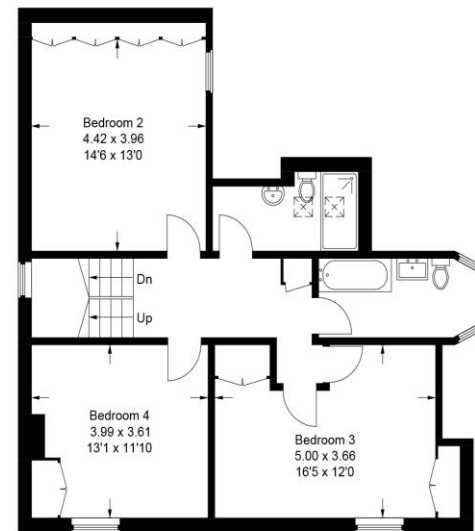
Wheatley is a pretty village situated between Thame and Oxford with a selection of delightful stone built houses. It has a good range of shops, coffee shops and public houses as well as having a thriving village community offering a range of activities for all ages. There are popular local schools as well as further education within Oxford. The village is close to the M40 giving access to both Oxford and London and is within driving distance of railway stations at Oxford and Haddenham. There is a useful and regular bus service between Oxford and Aylesbury which gives access to larger retail shops, restaurants and theatres. The village is surrounded by lovely countryside with an abundance of countryside walks.



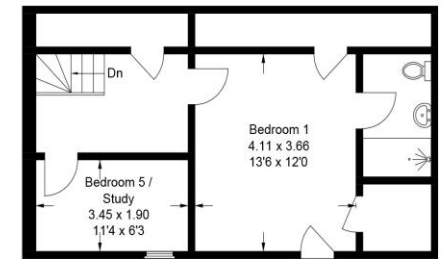
Ground Floor

49 Church Road

Approximate Gross Internal Area
 Ground Floor = 96.0 sq m / 1,033 sq ft
 First Floor = 75.9 sq m / 817 sq ft
 Second Floor = 36.7 sq m / 395 sq ft
 Total = 208.6 sq m / 2,245 sq ft



First Floor



Second Floor

Local Authority – South Oxfordshire District Council

Council Tax - G

EPC - E

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN
01844 214421
thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.