



Nuffield Lane, Nuffield, OX10 6QJ

£1,370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

In this quiet and idyllic location with stunning views to the front and rear over rolling Oxfordshire countryside is this handsome family home with statement kitchen, luxurious en-suite, four reception rooms and four double bedrooms. A modern home in a semi-rural location, Prospect House has had a large degree of upgrades by the current owners and comes with full planning permission for a double garage with ancillary accommodation above, as well as communal access to pleasant grounds maintained by the Oakley Court Management Company. Offering well-presented accommodation throughout the property comprises entrance hall with herringbone floor, cloakroom, a new kitchen-diner with central island, playroom, dining room, utility/boot room with access to the garden, study, and lounge. On the first floor there is a master suite with dressing area, and luxurious ensuite with free standing bath and Lusso fittings. A family bathroom and three further double bedrooms (guest with en-suite) complete the first-floor accommodation. To the rear of the property there is a large well-maintained garden overlooking open fields with summer house. There are two driveways to the property, one to the front and one to the side. The property comes with planning permission for a double garage which would be accessed by the driveway to the side. Please contact the estate agent to discuss the additional aspects the property benefits from with its association to both the Nuffield Trust and Oakley Court management company.

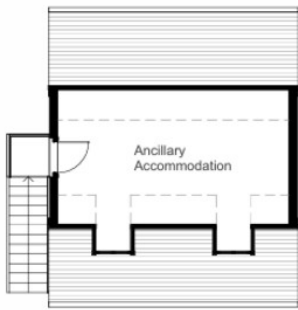


Some material information to note: Gas central heating. Mains water, mains electrics. Private drains serviced by a waste treatment plant. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has private driveway parking. There is a management charge of approximately £120 per month for the benefits of the Oakley Court land and waste treatment

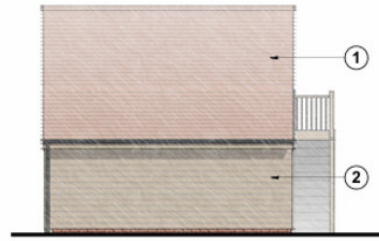


Key Features

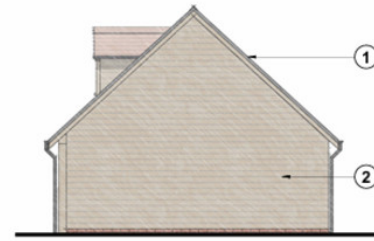
- Handsome four double bedroom detached family home.
- Idyllic views over rolling Oxfordshire Countryside to the front and rear.
- No onward chain.
- New high specification kitchen-diner with central island.
- Planning permission for double garage and ancillary accommodation above.
- Four reception rooms.
- Three bathroom
- Utility/boot room



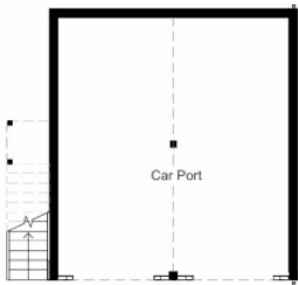
First Floor Plan
1 : 100



North Elevation
1 : 100



East Elevation
1 : 100



Ground Floor Plan
1 : 100



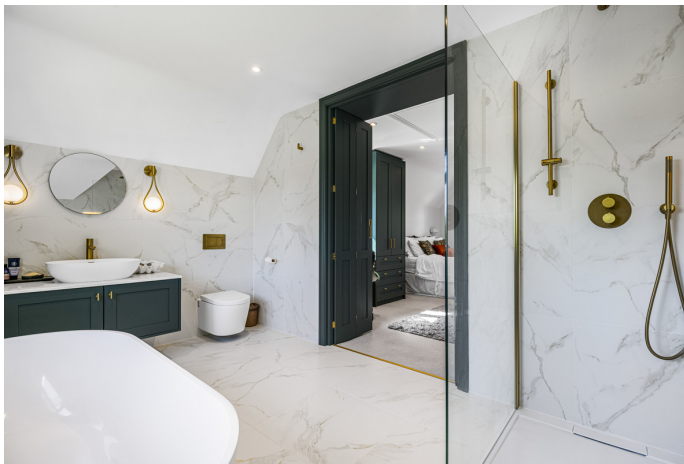
South Elevation
1 : 100



West Elevation
1 : 100

The Location

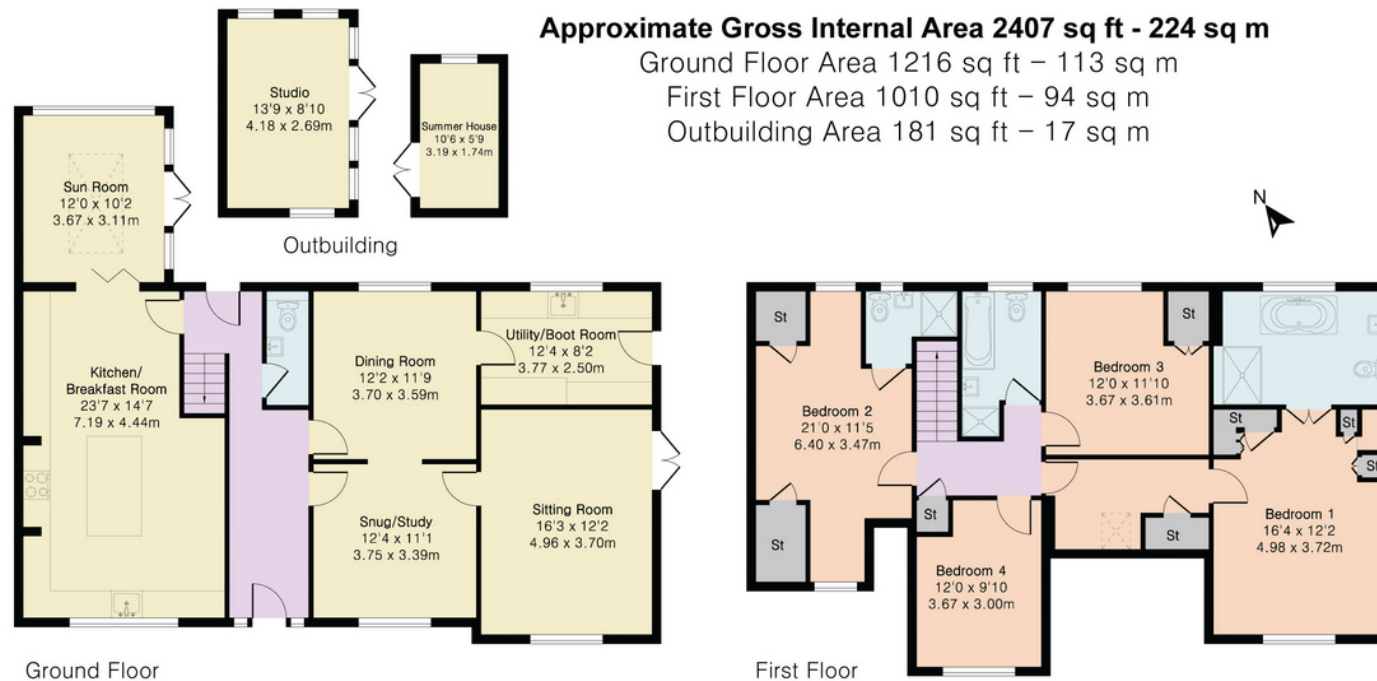
The hamlet of Nuffield is equidistant between the market towns of Wallingford and Henley. Golf lovers will appreciate use of the prestigious club right on the doorstep, and if long walks through open countryside are your thing, you'll be spoiled for choice with endless walks directly from your front door into beautiful bluebell woods and National Trust land. Nearby Nettlebed is a charming village with a garage and shop for the essentials, a lovely café The Field Kitchen, a cracking pub The White Hart and a highly regarded primary school



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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