

Wheatley

89 Kelham Park Drive | Wheatley | Oxon | OX33 1SL



Price £525,000

ACCOMMODATION

- Spacious front entrance porch
- Reception hallway with cloakroom
- Well appointed kitchen / dining room
- Sitting room with fireplace housing gas fire
- Conservatory and sun room to garage
- Main bedroom and en suite shower room
- Two further bedrooms & family bathroom
- Garage with utility area to the rear
- Enclosed rear garden with patio area
- Ample driveway parking to the front



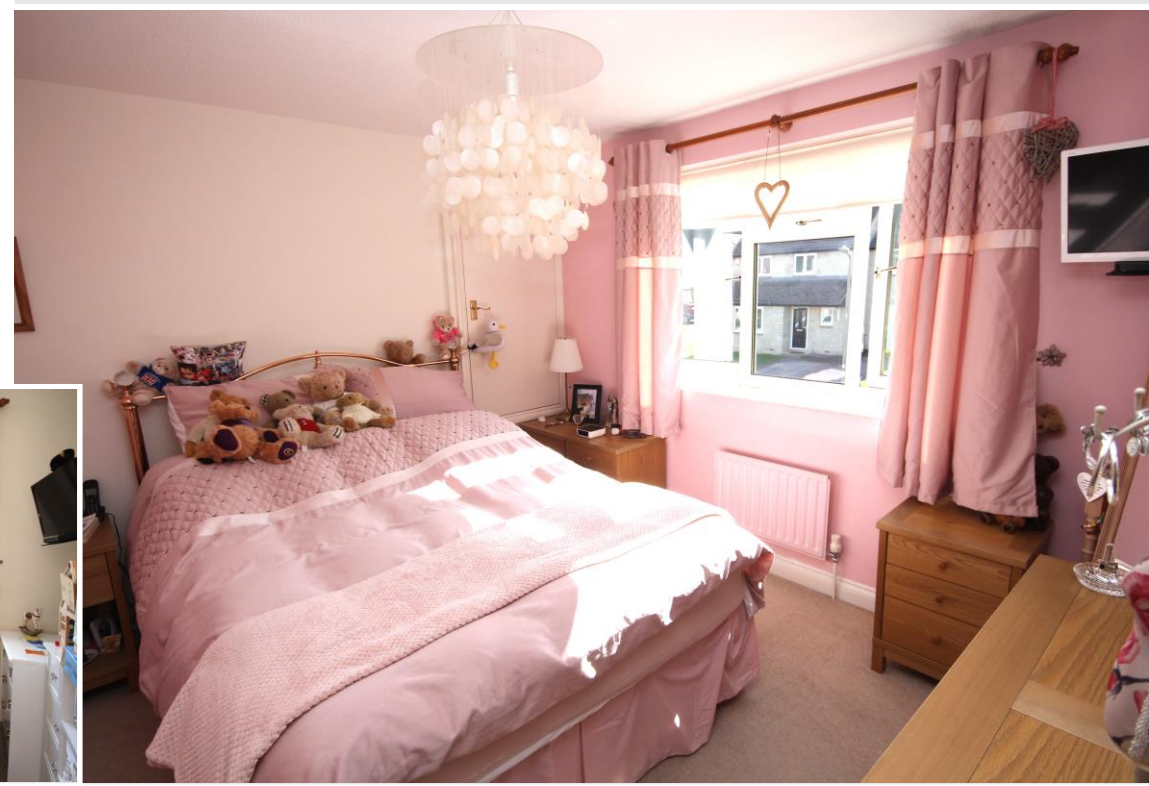
An immaculately presented three bedroom detached house situated in a quiet cul de sac location and with parkland close by. The property has been extended to the front to create a spacious entrance porch as well as extending the kitchen / dining area which benefits from an ample range of wall and base units with integrated dishwasher, fridge & wine cooler as well as wall mounted double oven and space for dining table.



There is a useful downstairs cloakroom within the hallway. The sitting room is well appointed with feature fireplace housing gas fire and patio doors opening into the conservatory. This has an adjoining sun room which leads to the garage with utility area to the rear including Belfast sink and gas boiler. On the first floor the main bedroom as has an en suite shower room and built in wardrobe plus further cupboard and there are two further bedrooms and fully tiled family bathroom. Externally the rear garden is fully enclosed with side access and to the front there is ample driveway parking.

KEY FEATURES

- Situated in lovely cul de sac location within short walk of parkland
- Immaculately presented and extended by the current owners
- Easy access to both Thame and Oxford City Centre via regular bus route
- Good commuter routes to London & Birmingham via M40 at Junction 8
- Excellent education system within Wheatley and Oxford
- Good range of local shops, coffee shop and public houses within Wheatley
- Please call Colombs Estate Agents on 01844 214421 to arrange to view



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.

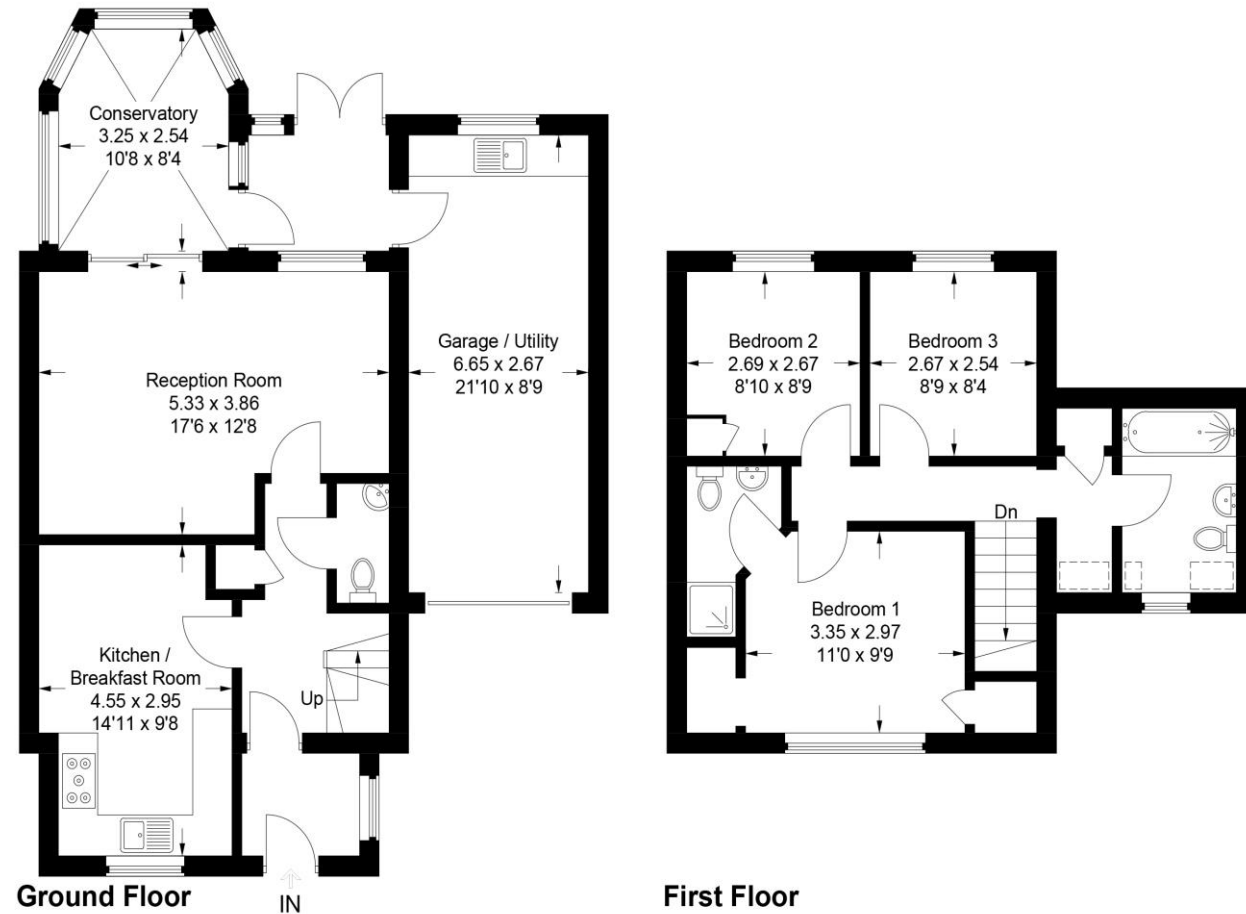
Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - D

89 Kelham Hall Drive

Approximate Gross Internal Area
102.0 sq m / 1098 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 120.4 sq m / 1,296 sq ft



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.

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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.