

Wheatley

49 Church Road | Wheatley | Oxon | OX33 1LU



Price £1,200,000

SUMMARY

A magnificent Victorian family home
Five double bedrooms set over 3 floors
Built in 1881 and meticulously restored
Retaining many original period details
Situating in an enviable, elevated position
South-facing front gardens & raised patio
High ceilings and elegant proportions
Grand sitting room with feature fireplace
Superb stone mullion bay window
Formal dining room with parquet flooring
Well appointed kitchen / dining room
Spacious utility room & walk in larder
Three double bedrooms on first floor
Fitted wardrobes in all 3 bedrooms
Modern family bathroom & shower room
Two double bedrooms on 2nd floor
En suite to double bedroom on 2nd floor
Generous driveway parking to the front
Detached garage and large workshop
Fully enclosed gardens to front and side
Mainly laid to lawn with mature borders
Delightful views over open countryside
Offered For Sale with NO ONWARD CHAIN



Set back from the road in an elevated position offering country views from the upper floors, this prestigious five bedroom detached Victorian home offers a combination of privacy and grandeur and has been beautifully restored. It was built in 1881 and has been lovingly enhanced by the current owners whilst retaining its traditional architectural features with spacious and versatile accommodation set over 3 impressive floors. This handsome Victorian home enjoys a classic orientation of its era with the principal



garden positioned to the front of the house. The south-facing frontage creates a bright, welcoming outlook and offers an exceptional sense of space, light and privacy rarely found in village properties of this calibre. Approached via Church Road, the property is set behind a driveway providing ample parking for multiple vehicles, alongside a detached garage and substantial workshop. A pathway leads through the front garden to the main entrance, opening into an elegant hallway and onward into a magnificent central reception hall, complete with staircase rising to the upper floors. The ground floor showcases outstanding period detailing including solid carved mahogany doors, high ceilings and feature fireplaces. The formal sitting room is flooded with natural light and boasts a stunning

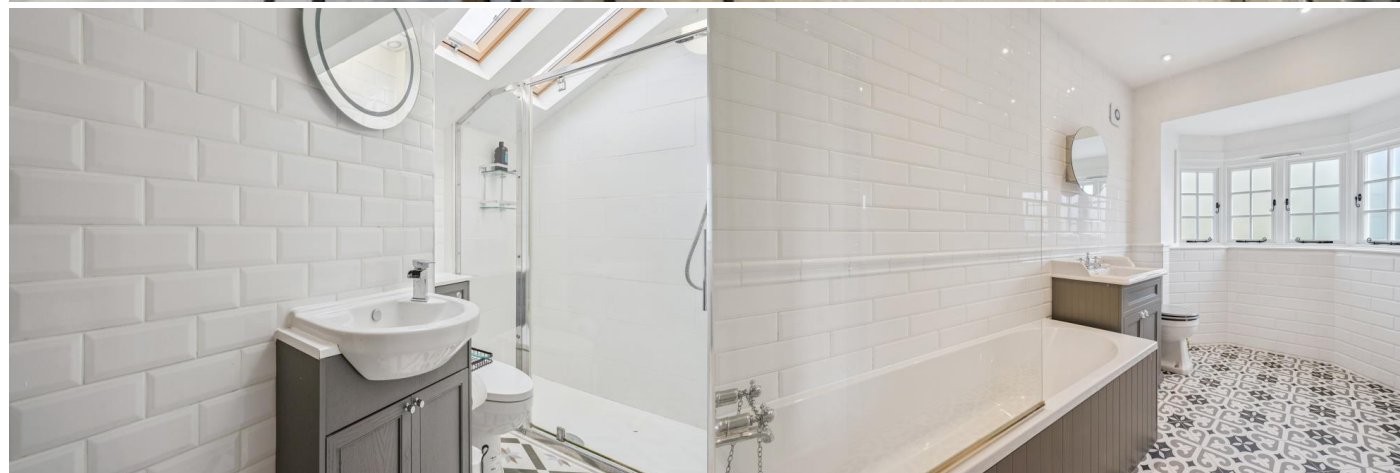
KEY FEATURES

- Stunning detached Victorian 5 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 M40 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





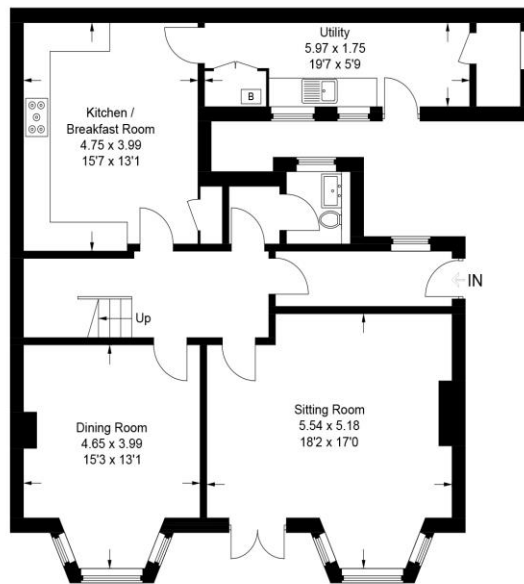
stone mullion bay window, while the dining room offers an equally refined setting with parquet flooring and feature fireplace. The kitchen has ample space for a dining table and opens seamlessly into a large utility room with walk in larder. On the first floor there are 3 generous bedrooms, all with fitted wardrobes as well as a family bathroom & separate shower room. The second floor offers 2 further double bedrooms one with en suite shower room – ideal for guests or older children. Externally the mature gardens to the side and front are mainly laid to lawn with mature borders. A raised patio provides an ideal space for alfresco dining. A discreet pathway offers access to the side garden and small gravelled area, ensuring practicality without compromising the home's heritage charm.





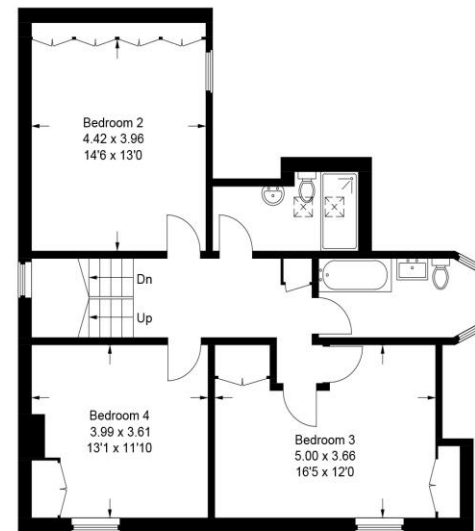
WHEATLEY

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.

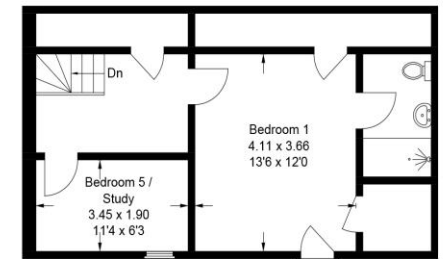


Ground Floor

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.



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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.