

established 200 years

Tayler & Fletcher



9 Oakey Close

Alvescot, Oxfordshire, OX18 2PX

Guide Price £775,000





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A light and spacious well presented detached four bedroom house with a private south east facing garden, double garage and driveway parking located in a quiet peaceful setting within the popular village of Alvescot.



LOCATION

9 Oakey Close is located in the heart of the thriving village of Alvescot in Oxfordshire. Within the village, there is the parish church of St Peter, together with St Peter's primary school (rated 'good' by Ofsted), the village hall, a recreation ground with tennis court and The Plough public house. Other popular and well regarded public houses in the local area include The Bell in Langford and The Double Red Duke in Clanfield whilst Daylesford organic farm shop and Soho Farmhouse are both within easy reach of Alvescot.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Alvescot, the area's larger commercial centres of Burford (6 miles), Cheltenham (28 miles), Cirencester (18 miles) and Oxford (22 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (15 miles), Hanborough (16 miles) and Kemble (22 miles) and a comprehensive local bus network.

DESCRIPTION

9 Oakey Close is a light and spacious well presented detached house that was built in 1996. It has been owned by the current owner for the past eighteen years.

The property comprises an entrance hallway, cloakroom, kitchen - diner, utility room, sitting room and study downstairs.

There is the master bedroom with en suite bathroom, three guest bedrooms and a family bathroom upstairs. The property enjoys a private south east facing garden with double garage and off road parking for several cars.

Approach

Gravelled driveway leading to covered entrance porch area with uPVC front door with double glazed insert panels to:

Entrance Hall

Timber framed door to:

Cloakroom

With low level WC with standard cistern and wash hand basin with mixer tap and tiled splashback. Part tiled walls. Timber framed door to below stairs storage cupboard. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

Kitchen - Diner

Fitted kitchen with range of built-in cupboards and drawers below. Timber work surfaces. Sink unit with mixer tap and tiled splashback. Neff electric oven and grill. Four ring electric hob with extractor above. Dishwasher. Part tiled walls. Tiled flooring. Double glazed windows to the front and rear elevations. Timber framed door to:

Utility Room

Timber work surfaces with range of built-in cupboards and drawers below. Stainless steel sink unit with mixer tap and tiled splashback. Space for refrigerator and freezer. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Double glazed window to the rear elevation. There is a uPVC back door with double glazed insert panels providing access to the rear of the house. From the entrance hall, timber framed door with glazed insert panels to:

Sitting Room

Recessed fireplace with wood burning stove and stone surround and hearth. Double glazed windows to the front and side elevations. Double glazed French doors providing direct access into the garden. From the entrance hall, timber framed door to:

Study

Built-in book shelving. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the garden. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Double glazed windows to the front and rear elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern. Wash hand basin with mixer tap, tiled splashback and cupboard below. Panelled bath with shower attachment. Shower cubicle with wall mounted shower. Chrome heated towel rail. Part tiled walls. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobe. Double glazed windows to the front and side elevations. From the first floor landing, timber framed door to:

Bedroom 3

Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Bedroom 4

Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern. Wash hand basin with mixer tap, tiled splashback and cupboard below. Vanity cupboard. Panelled bath with shower attachment. Shower cubicle with wall mounted shower. Part tiled walls. Double glazed window to the rear elevation.

OUTSIDE

9 Oakey Close has a private south east facing garden. There is a patio adjacent to the house which facilitates outside dining and entertaining. Area of lawn bordered by mature shrubs and plants with timber fencing. Timber framed summer house. There is a double garage together with a good sized gravel driveway enabling parking for multiple vehicles.

SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

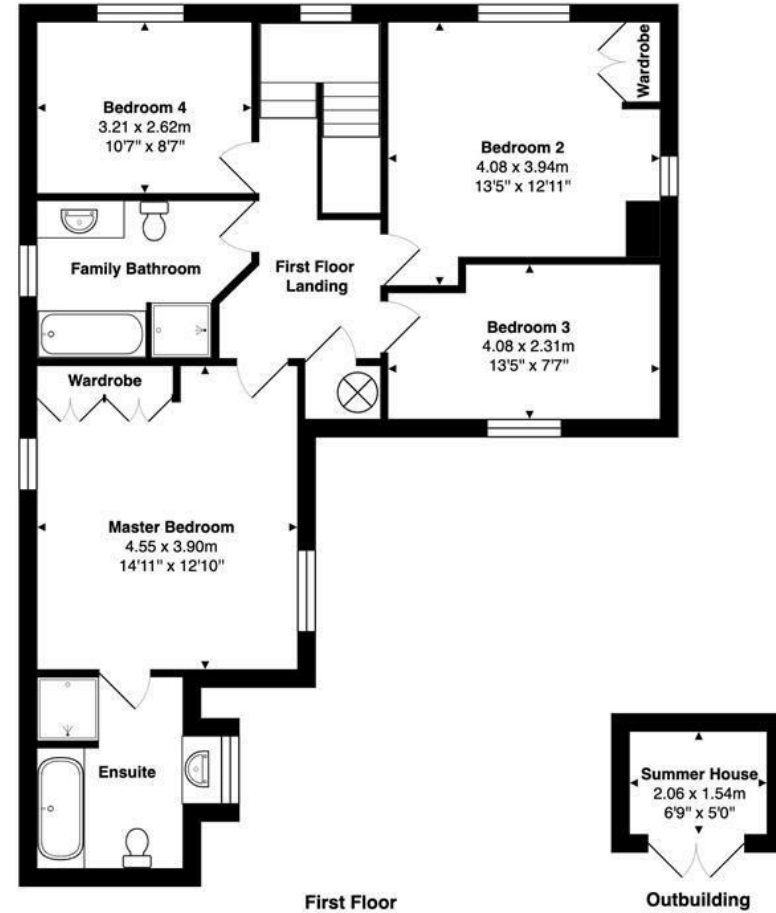
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2024 / 2025 £3299.04

DIRECTIONS

Upon entering the village of Alvescot, proceed through the village along the Main Road (B4020), passing The Plough public house, which will be on the left hand side and latterly The Red Lion public house, also on the left hand side. Take the next right hand turning into Lower End - The Green. Proceed along this road for approximately ¼ mile until you see a right hand turning adjacent to the paddock field. Proceed along this lane and you will see the entrance into the Oakey Close cul de sac on the right hand side. Proceed into Oakey Close and you will see No 9 located on the right hand side.



Floorplan



Approximate Gross Internal Area

Main House 151 m² / 1626 ft²
 Garage 29.8 m² / 321 ft²
 Outbuilding 3.1 m² / 33 ft²
 Total 183.9 m² / 1980 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk



Area Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	