THOMAS MERRIFIELD
SALES LETTINGS

42 Westfield Road

Wheatley, Oxford, OX33 1NG

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A substantial seven bedroom family home with indoor heated pool and occupying a prime location with stunning views across the farmland of Shotover Estate.

- Large open-plan split level living/dining room
- Well fitted kitchen
- Sunroom and cloakroom
- Master bedroom with dressing area and en-suite
- Six further bedrooms
- Family bathroom
- Garage and off street parking for several cars
- Indoor heated pool and sauna
- Gardens to the rear and side of the property
- Council Tax Band: G, EPC Rating: D

Located at the end of a private no-through road 42 Westfield is a substantial family home with gardens to three sides and the primary rooms having views across the farmland of Shotover Estate.

Set across three floors the accommodation is versatile in its use extending to 3,792sqft and subject to receiving the required planning consent has scope for further development if required. Entering the building through a large hall and lobby there is then open-plan living with split levels that provided a games room, living room with open hearth and dining area. Interconnecting is the kitchen that is comprehensively fitted with a range of floor and wall units and integrated appliances. In addition the ground floor has a heated indoor pool and sauna.

Guide Price £1,450,000

Across the upper floors are numerous rooms that could either be bedrooms or offices. The master bedroom features a large walk in dressing area and en-suite bathroom as well as a good size balcony to catch the afternoon/evening sun. There is a family bathroom and four further bedrooms on the first floor and two more rooms on the second floor.

Outside to the front is ample off street parking and access to a single garage. Gardens are to the front, side and rear.

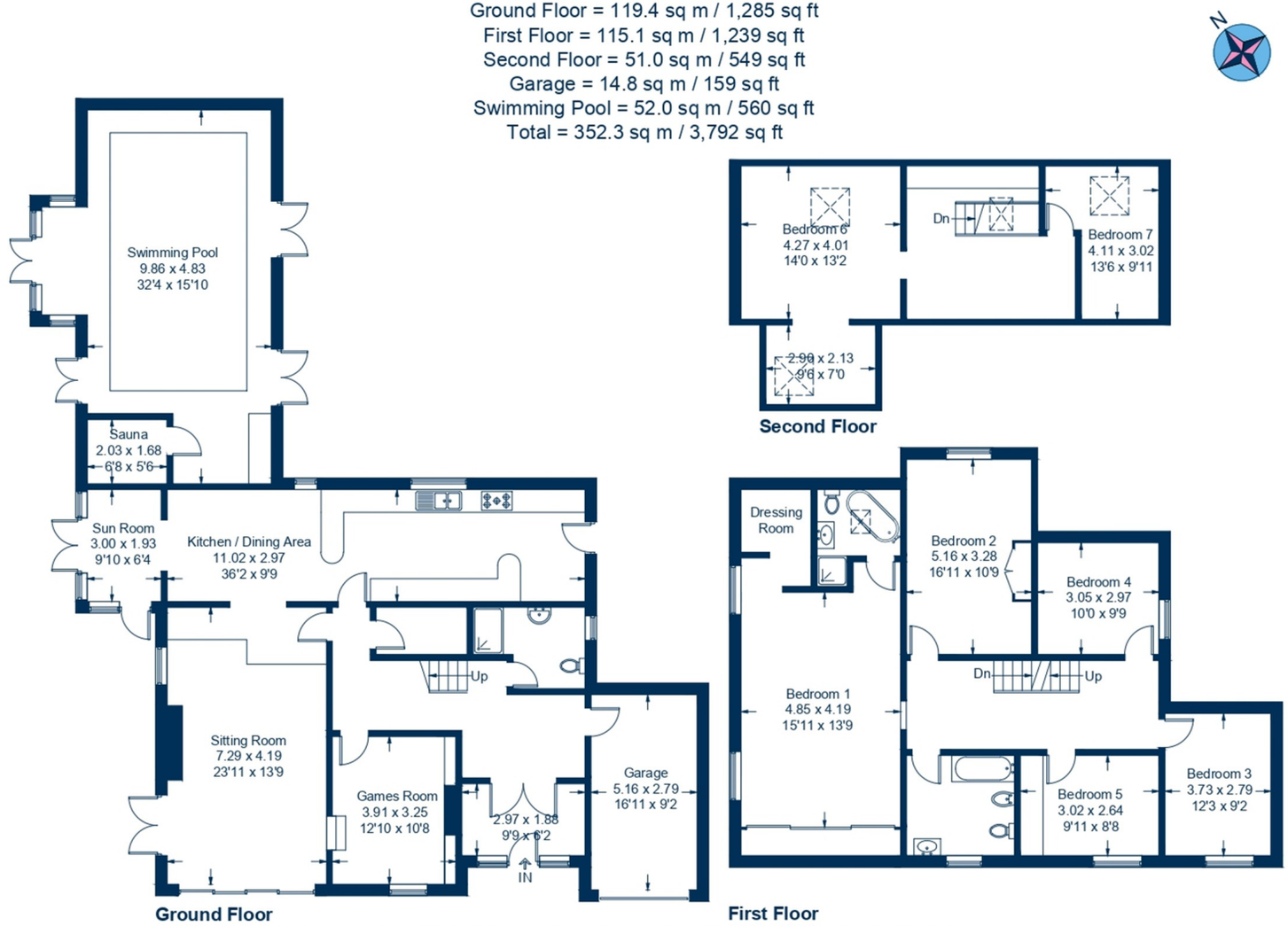
Wheatley is a popular village conveniently located off the A40 just 3 miles from the ring road and has a regular bus service through to Oxford City, Thame and Aylesbury. Junction 8 of the M40 is just minutes away accessing London and the Midlands, Haddenham and Oxford Parkway stations provide rail services through to London Paddington and Marylebone as well as other destinations.

Wheatley is an active community led village that plays host to a variety of services and amenities. There are educational establishments for all ages, a sports centre and recreation fields. Local shops include a butcher, artisan bakery, coffee shop, supermarket, convenience stores, post office and pharmacy.

There is a highly rated doctors surgery and local dentist. Several local pubs in the village provide food and entertainment and for those special occasions there is Le Manoir aux Quat' Saisons at Great Milton.

Oxford city has a wealth of shops for retail therapy with both High Street stores and niche boutiques as well as the Covered Market. There are cultural and entertainment venues including cinemas, theatres, museums and galleries as well as the world renowned university. Restaurants and cafes to suit most tastes are in abundance.

Approximate Gross Internal Area
Ground Floor = 119.4 sq m / 1,285 sq ft
First Floor = 115.1 sq m / 1,239 sq ft
Second Floor = 51.0 sq m / 549 sq ft
Garage = 14.8 sq m / 159 sq ft
Swimming Pool = 52.0 sq m / 560 sq ft
Total = 352.3 sq m / 3,792 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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HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000
e. oxford@thomasmerrifield.co.uk
w. thomasmerrifield.co.uk

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