



THOMAS
MERRIFIELD
SALES LETTINGS

2 Lower Whitley Road,
Filchampstead, Oxford, OX2 9NU

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A two-bedroom detached bungalow with separate detached two-bedroom annex with superb south facing garden overlooking Tumbledown Hill.

- Entrance porch with cloakroom
- Living room
- Conservatory
- Kitchen
- Two bedrooms
- Bathroom
- Two bedroom annex
- Off-street parking and side access to the rear garden
- EPC Rating: E
- Council Tax Band: A

Accommodation comprises, entrance porch with cloakroom, living room opening onto the conservatory and kitchen, two bedrooms and a separate bathroom.

The annex accommodation comprises kitchen/living room, two bedrooms and a shower room.

Outside enclosed front garden and shingle parking area with side access to the rear garden. A particular feature of this property is the south-facing garden overlooking Tumbledown Hill.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

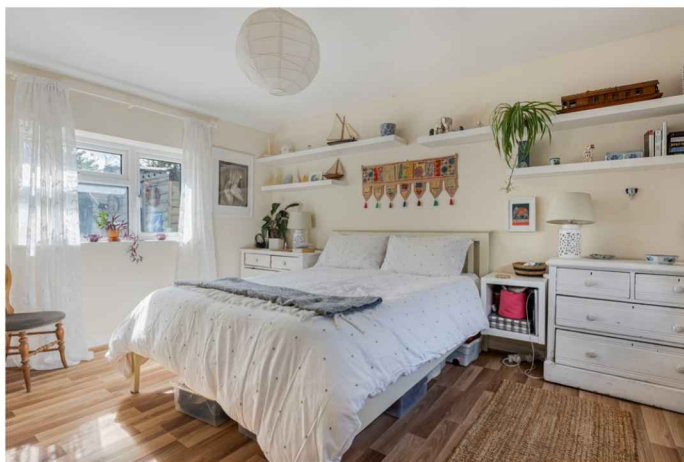
Guide Price £550,000 Freehold





There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and the M4. The village itself is community led with a well-regarded primary school, village store and post office, two public houses and church.

Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities including cinemas, theatres, museums and galleries, restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs including dental practice, opticians and medical centre. Oxford and Abingdon provide a range of both state and independent schools.



Approximate Gross Internal Area 1388 sq ft - 129 sq m

Ground Floor Area 970 sq ft – 90 sq m

Annexe Area 418 sq ft – 39 sq m

