



**Wheatley Road, Garsington Oxford OX44 9DR**

**welcome to**

## **Wheatley Road, Garsington Oxford**

A UNIQUE and Substantial Hilltop Residence in Oxford with a plot size of around 1.3 acres containing TWO Detached properties, a four bedroom detached house & a separate detached two bedroom dwelling.

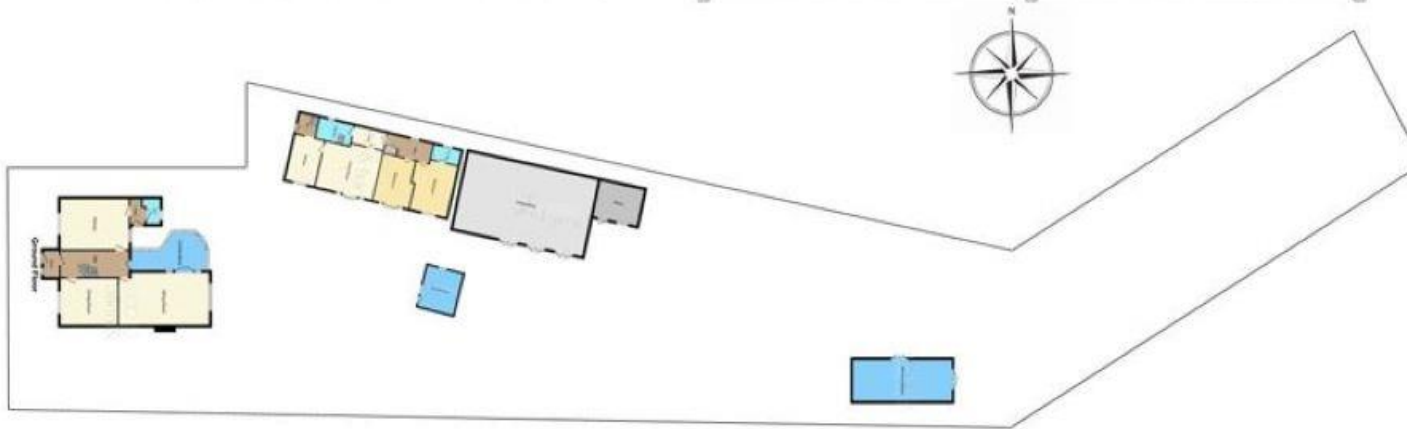
Offering substantial living accommodation with 6/7 bedrooms, 3 reception room and 4 bathrooms.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own inspections.

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**Measurements:**

- Outbuilding: 9.12m x 6.10m
- Stable: 9.12m x 2.9m
- workshop: 4.32m x 4.9m
- Plot size: 395 sqm
- House: 170 sqm
- Bungalow: 100 sqm

**Entrance Porch**

**Entrance Hall**

**Dining Room**

14' 6" x 11' 7" ( 4.42m x 3.53m )

**Kitchen**

17' 9" x 12' 2" ( 5.41m x 3.71m )

**Sitting Room**

23' 2" x 12' 8" ( 7.06m x 3.86m )

**W/c**

**Bedroom One**

20' x 12' 8" ( 6.10m x 3.86m )

**Bedroom Two**

12' 6" x 11' 8" ( 3.81m x 3.56m )

**Bedroom Three**

12' 4" x 11' 5" ( 3.76m x 3.48m )

**Bedroom Four**

12' 4" x 6' 6" ( 3.76m x 1.98m )

**Bathroom**

**Dwelling Living Room**

18' 1" x 15' 1" ( 5.51m x 4.60m )

**Dwelling Kitchen**

14' 1" x 9' 3" ( 4.29m x 2.82m )

**Dwelling Bathroom**

**Dwelling Bedroom One**

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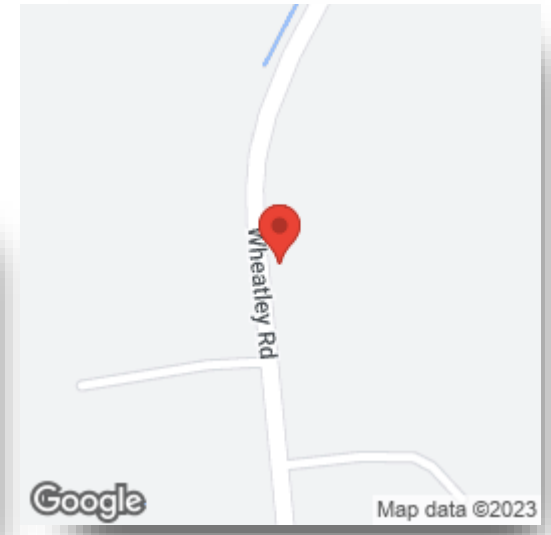
## Wheatley Road, Garsington Oxford

- Four Bedroom Detached House
- Two Bedroom Detached Dwelling
- Garaging For Several Cars, Stable And Additional Outbuildings With Power Points And Water Taps
- Total Gross Internal Area Of Approximately 395 sq m
- Plot Size Of Approx. 1.3. Acres Including Paddock And Extensive Landscaped Gardens

Tenure: Freehold EPC Rating: D

offers in the region of

**£1,695,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
RSH105681 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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