

Wheatley, Oxford



Contemporary landmark home on the edge of Oxford.

Losgaintir is an unabashedly contemporary three-storey landmark home situated on the edge of Oxford, offered for sale with no onward chain. The exceptional design ensures sunlight is maximised and carbon footprint minimised. Some of the benefits include off street parking, integral garage, low maintenance garden, MVHR system, easy access to transport (Oxford and the M40), and local amenities in Wheatley (co-op and various restaurants). The lower floor lends itself to being converted to become a further reception/cinema/gym room.



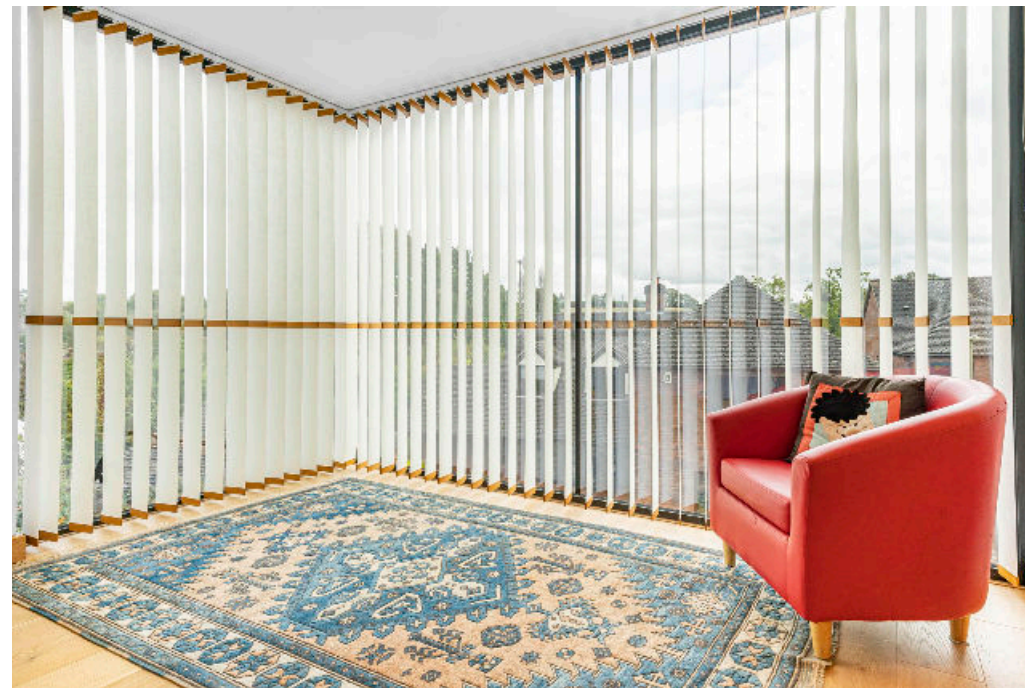
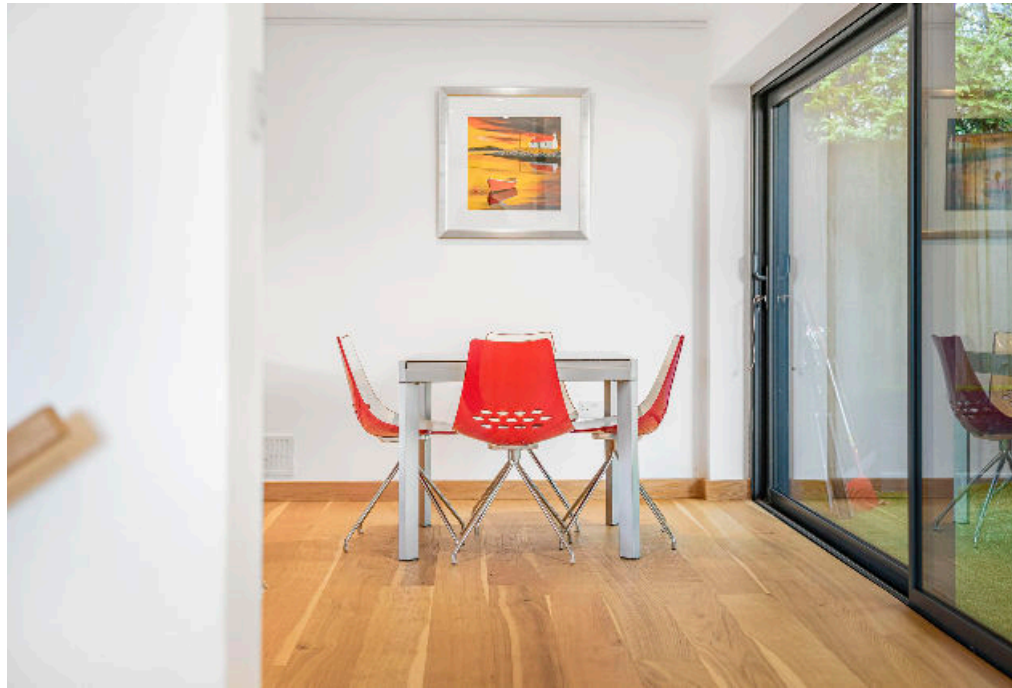
Guide price: £700,000

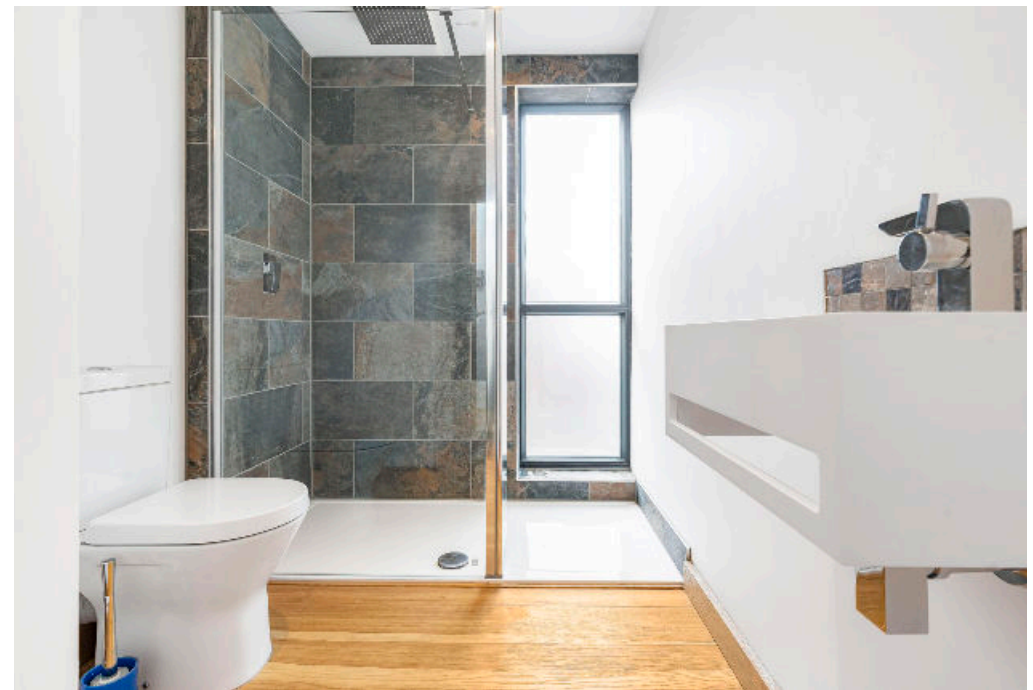
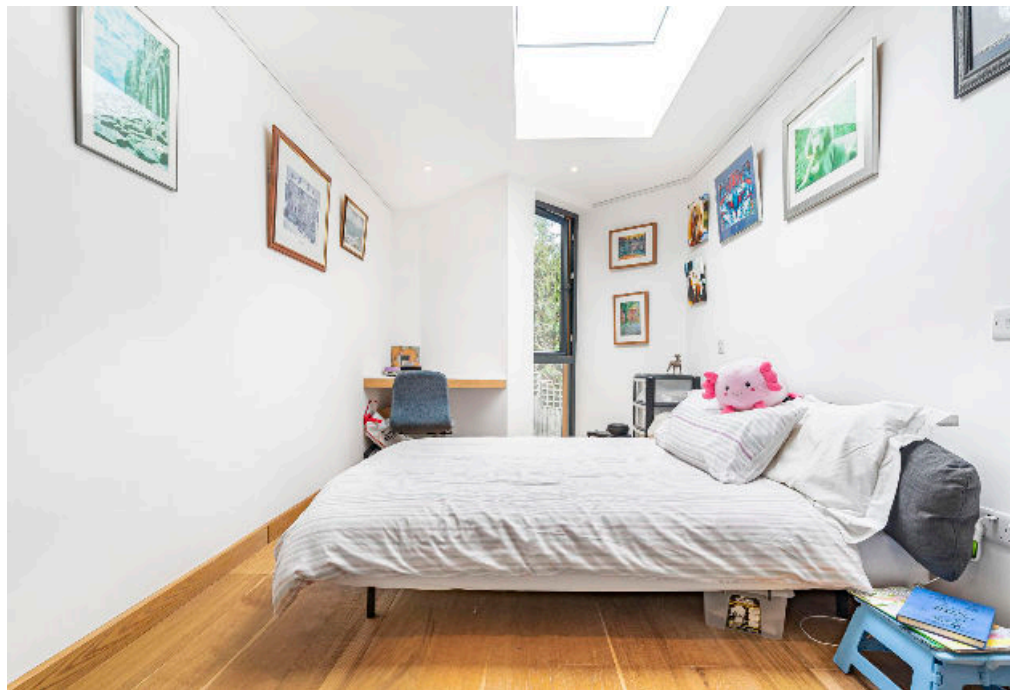
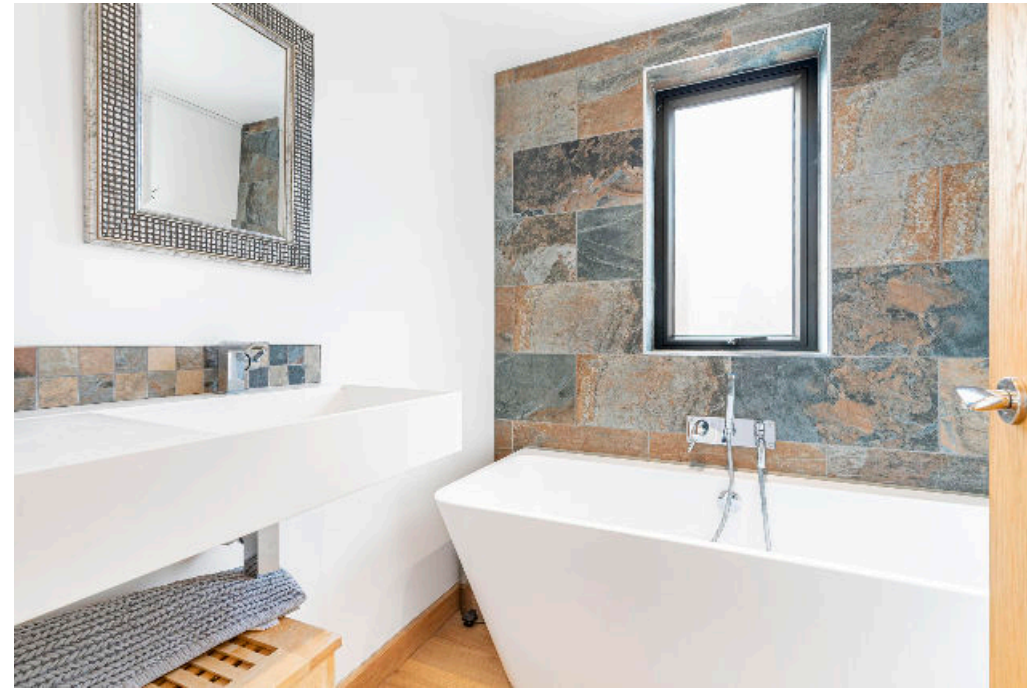
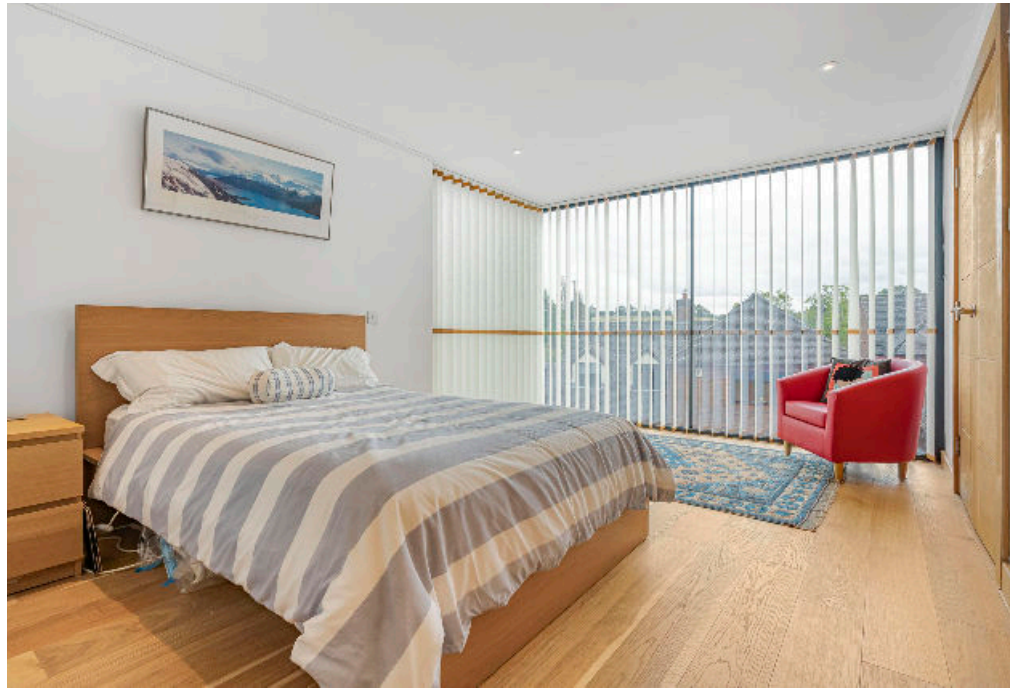
Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: F



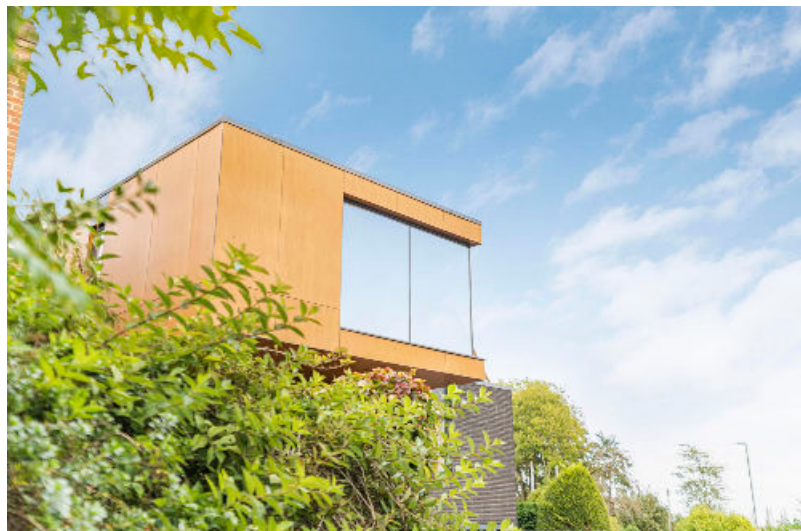




Location

Wheatley is a sought-after village situated 4 miles east of Oxford, with direct access to the M40 and 50 miles from London. The village offers an excellent range of amenities, including a butcher's, bakers, two general stores, a range of restaurants, a post office, a supermarket and a coffee shop. The village also benefits from a primary school. Countryside walks at Shotover Country Park.

Transport links are excellent from Haddenham and Thame Parkway, with trains to London Marylebone in as little as 35 minutes. Being closely linked to Oxford, regular buses are available throughout the day. From Thornhill Park and Ride, there also runs a 24-hour coach service to London and further services to Heathrow and Gatwick airports. Oxford 6 miles, Thame 8 miles, Abingdon 13 miles, London 50 miles, Haddenham and Thame Parkway 9 miles. (All distances and times are approximate.)



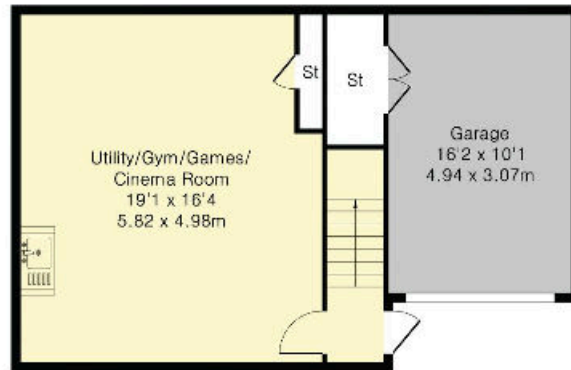
Approximate Gross Internal Area 1947 sq ft – 181 sq m

Lower Ground Floor Area 591 sq ft – 55 sq m

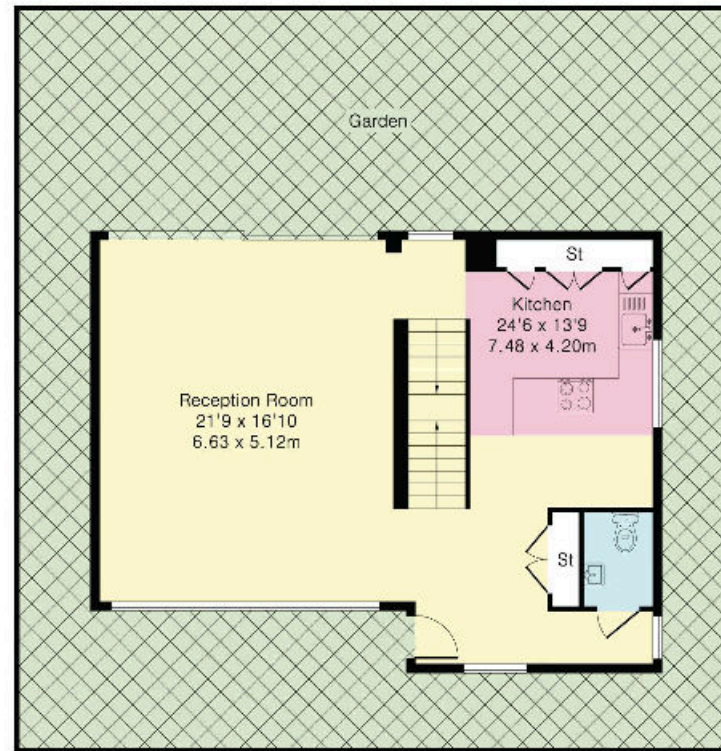
Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 645 sq ft – 60 sq m

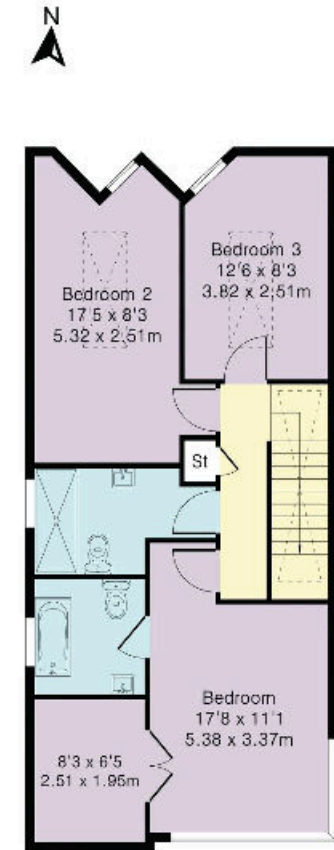
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Lower Ground Floor



Ground Floor



First Floor

Knight Frank
Oxford Sales
274 Banbury Road
Oxford
OX2 7DY
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Ellie Fieldwick
01865 264850
ellie.fieldwick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 11/10/2023. Photographs and videos dated 11/10/2023.

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