

Westfield Road

Wheatley, Oxfordshire





Spacious family home, perfectly positioned at the end of a private road.

Oxford 6 miles, Thame 8 miles, Abingdon 13 miles, London 50 miles, Haddenham and Thame Parkway 9 miles
(All distances and times are approximate).



7



3



2

Summary of accommodation

Main House

Seven Bedrooms with ensuite and dressing room to the master

The property benefits from a third level floor, which could be used as a home office, or could be adapted to a self contained flat

On the ground floor, there is a fully equipped kitchen/diner, swimming pool, sauna, sun room, living room with stunning views over open countryside, games room, family bathroom with four-piece suite

Outside

Off street parking for multiple vehicles and Integral garage | Gardens to the front and rear

Situation

Times and distances are approximate.



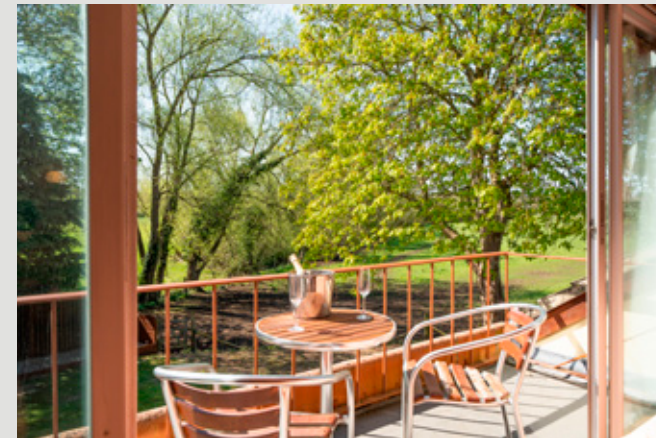
Wheatley is a thriving village with both a popular primary and secondary schools and offers a range of local shops and amenities including a post office, supermarket, pharmacy, cafe and several good public houses.



There is good access to the nearby A40 leading into Oxford, and the M40 (Jct 8) to London or Birmingham.



Regular trains run from Thame Parkway Station to London Marylebone and there are regular bus services to both Thame and Oxford.



The House

Seven bedroom detached home positioned at the end of this highly demanded private lane, and just a 2 minute walk into the busy village centre. The property is set over three floors, featuring an indoor heated swimming pool and Sauna with views over the Shotover estate. The accommodation is extremely flexible and would be ideal for entertaining and accommodating hired help and would suit a professional family with its fantastic private workspace and tranquil setting. It offers a perfect opportunity to make it your own.

The kitchen has been updated with Quartz work surfaces and a range of integrated appliances. Its large kitchen/ diner area flows into a Sun Room and also into the main living room from which all can enjoy the magnificent country views. The property also provides the chance to unwind in its indoor heated swimming pool, sauna or games room.

Moving upstairs is the master bedroom which has an en suite and dressing room and again is a place to relax and savour the fabulous views of the countryside from booth windows and large balcony. There is a family bathroom with four-piece suite. The property also offers a garage with an inspection pit, Ideal for car enthusiast, and off street parking for multiple vehicles along with front, and a rear secluded garden that makes this a truly unique home.

The village of Wheatley offer's easy access to A40/M40 and the bypass.



Property Information

Tenure: Freehold.

Local Authority: South Oxfordshire District Council

Council Tax: Band G

EPC Rating: D

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Ground Floor: 119.4 sq.m / 1,285 sq.ft

First Floor: 115.1 sq.m / 1,239 sq.ft

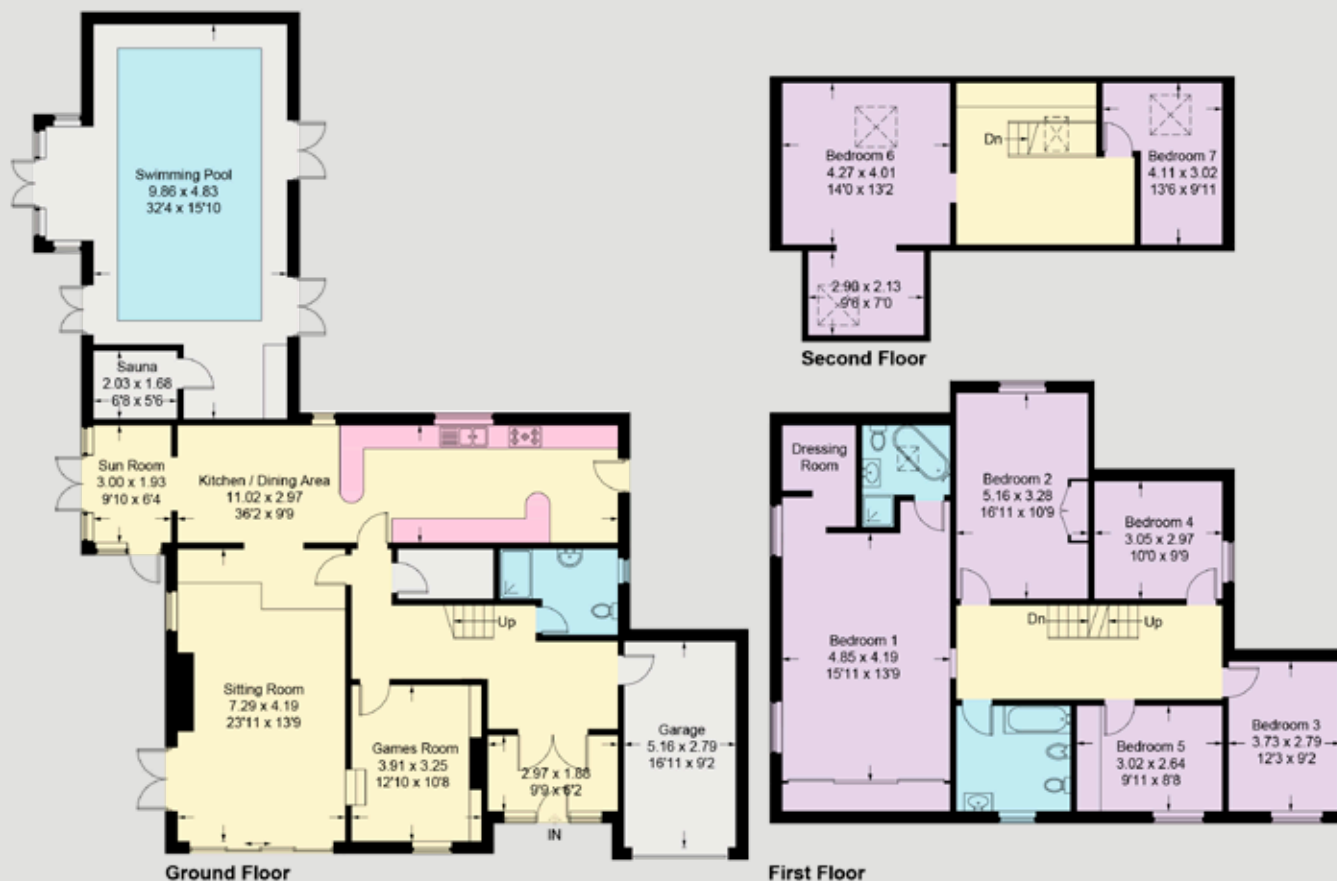
Second Floor: 51 sq.m / 549 sq.ft

Garage: 14.8 sq.m / 159 sq.ft

Swimming Pool: 52 sq.m / 560 sq.ft

Total: 352.3 sq.m / 3,792 sq.ft

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.



Knight Frank

274 Banbury Road

Summertown

Oxford

OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Oliver Saxton

01865 264 862

oliver.saxton@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

