






CHURCH ROAD

Wheatley



A CHARACTER-RICH HOME BLENDING HERITAGE AND MODERN LIVING.

With a separate self-contained annexe, double garage, tranquil gardens and superb links to Oxford and London.

			EPC
3	3	5	TBC

Local Authority: South Oxfordshire District Council
Council Tax band: G
Tenure: Freehold



LOCATION

Wheatley is a sought-after village, situated just 4 miles to the east of Oxford, with direct access to the M40 to London and the Midlands. The village has an excellent range of community events, a welcoming environment and 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 nursery, primary and secondary schools. Nearby countryside walks include Shotover Country Park.

There are regular buses throughout the day to Oxford, which provides the advantage of easy access to the city's private and state schools, universities, hospitals, and cultural hotspots. Trains from Haddenham and Thame Parkway to London Marylebone provide a fast rail service in as little as 35 minutes as well as to Birmingham Moor Street. Thornhill Park and Ride, has 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).



THE PROPERTY

Iliffe Cottage is a characterful and beautifully presented period home with double garage, annexe, character features and high ceilings situated in the heart of the Wheatley conservation area. Built by William Iliffe Pike, who acquired the freehold in 1881, the property carries with it a rich local heritage. Following Pike's death, the house became a Manse for the United Reformed Church before being sold into private hands in 1924. The current owners purchased the property in 1997 and have carried out a series of thoughtful and sympathetic enhancements to create a warm, elegant, and highly adaptable home.

A key feature of the property is the impressive 11-metre-long hardwood garden room and conservatory extension, which adjoins an open-plan kitchen complete with a breakfast bar. This area designed with daily living and entertaining in mind, benefits from a smart lighting control system that can be tailored to suit the mood and activity. The ground floor offers generously proportioned rooms including a spacious double-length lounge with a fireplace and wood burning stove, a formal dining room, a practical laundry/utility area, and a basement playroom or work space that enjoys natural light.

Upstairs, the property offers three generous double bedrooms and two bathrooms.

The property also includes a fully self-contained annex with shower room and kitchen and a large double garage with excellent storage options and forecourt parking.





OUTSIDE

Iliffe Cottage is nestled within beautifully landscaped and private gardens. The front garden is graced by a mature magnolia tree and climbing wisteria, while the secluded rear garden features a lawn bordered by mature fruit trees and hedging, an abundance of colour, a variety of seating areas, a greenhouse, a fruit cage, and a charming recirculating stream. A generous patio area provides the perfect space for outdoor entertaining, with external lighting adding ambience throughout the grounds.



Approximate Gross Internal Area = 242 sq m / 2,614 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.

We would be delighted
to tell you more.

Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

Knight Frank Oxford
274 Banbury Road
Summertown, Oxford, OX2 7DY

knightfrank.co.uk

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