



1 Church End Cottages
Waterperry Road | Holton | Oxford | Oxfordshire | OX33 1PW





STEP INSIDE

1 Church End Cottages

We are pleased to present for sale this charming two-bedroom semi-detached cottage, beautifully situated on Waterperry Road on the outskirts of the desirable village of Holton. Offered with no onward chain. This delightful property enjoys a peaceful semi-rural setting, ideal for those seeking tranquillity. In addition, the generous plot to the side offers excellent potential for extension, subject to the necessary planning permissions.

Ground Floor

Entrance Hall

Accessed via a front door, the hall leads to both the sitting room and the dining room.

Sitting Room

A character-filled space featuring a striking brick fireplace with a cast-iron burner, which also serves as the boiler for the central heating system. The brickwork extends to the ceiling, creating a dramatic focal point. Additional features include a storage heater, sash windows to the front and side, exposed ceiling beams and an understairs recess.

Dining Room

Offers a charming cast-iron fireplace, sash window to the front, ceiling beams and a radiator.

Kitchen

Equipped with a range of eye and base-level cupboards, worksurfaces, and a sink unit with mixer tap. There is space for appliances, partial exposed brickwork, a radiator, spotlighting and quarry-tiled flooring. A window overlooks the rear garden. Doors lead to the rear garden, bathroom and utility room.

Utility Room

With quarry-tiled flooring and plumbing and space for appliances. Also features built-in cupboards, a rear-facing window and loft space.

Bathroom

Comprises a low-level WC, heated towel rail, panel bath with mixer tap and shower attachment and separate shower unit. Tiled walls, frosted window and loft space.



First Floor

Landing.

With a window to the front and access to the loft.

Bedroom One

A spacious dual-aspect double room with sash windows to the front and side, fireplace, ceiling beams, radiator, and a built-in cupboard housing an additional radiator.

Bedroom Two

Features include a front-facing window, ceiling beams, fireplace and radiator.





STEP OUTSIDE

1 Church End Cottages

Outside

Rear Garden

A standout feature of the property is the garden that backs and sides onto open fields offering uninterrupted views of the surrounding countryside. Immediately to the rear is a gravelled seating area, perfect for enjoying the scenery, which extends to the side with gated access to the front. Additional features include a partially covered storage area, a small stone built building which houses a WC, and several mature flowering plants and trees.

Front Garden

Of generous size the front garden features a wrought iron gate and a lavender-lined pathway leading to the front door. The majority of the garden is laid to lawn. There is ample hardstanding for multiple vehicles and a mix of fencing and stone walling forming the boundary.







LOCATION

The property is situated in the small parish of Holton, a highly regarded village featuring both a church and a popular village hall. It lies approximately one mile from the vibrant village of Wheatley, offering a wide range of amenities. Despite its peaceful rural setting the property is conveniently located near a host of local facilities including a well-regarded post office/shop, a Co-Op pharmacy, a high-quality bakery and butcher, a busy Indian restaurant and several other dining options. Wheatley also benefits from two supermarkets and a range of local trades and services.

Transport Links

Wheatley is well-connected with regular bus services. Arriva Shires & Essex operates route 280, linking Oxford and Aylesbury via Headington, Wheatley, and Thame. The property's location to the east of Oxford, just outside the ring road, provides excellent access to major road networks, including the A34, A40, and M40. Oxford railway station is approximately 8 miles away, offering regular services to London and northern cities and Thame/Haddenham train station is also located approximately 15 minutes' drive. For commuters, Thornhill Park and Ride—just under 3 miles from the property—provides convenient coach services to London (Oxford Tube and X90) as well as Heathrow and Gatwick Airports.

Education

Wheatley offers education for all age groups. Wheatley Park School (WPS), a co-educational state secondary school with around 1,150 students, is located in Holton. The Wheatley Church of England Primary School, catering to children aged 4–11, was rated 'Good' by Ofsted in June 2019. Additionally, a pre-school is available on Littleworth Road in Wheatley.





INFORMATION

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Services, Utilities & Property Information

Tenure: Freehold

Local Authority: South Oxfordshire District Council & Oxfordshire County Council

Council Tax Band: D

EPC: E

Property construction: Standard construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Combination boiler, where the cast-iron burner not only heats the space directly but also serves as the boiler for the central heating system

Broadband: 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 59 Mbps and highest available upload speed 12 Mbps.'

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking available for four cars

Postcode: OX33 1PW / what3words: //steadier.newsprint.sleeper

Viewing Arrangements

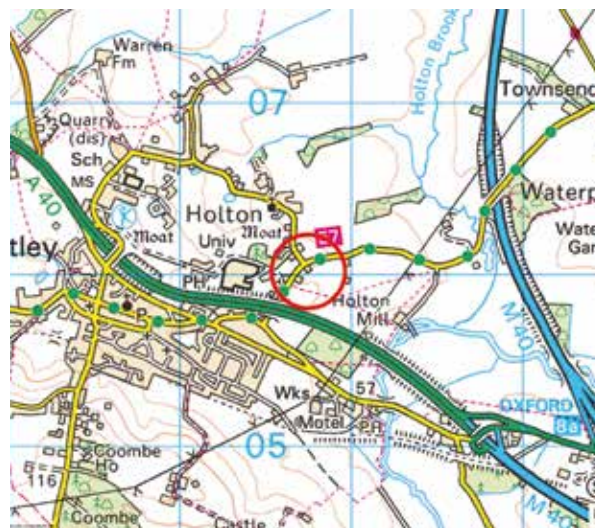
Strictly via the vendors sole agents Fine & Country 01865 953 244

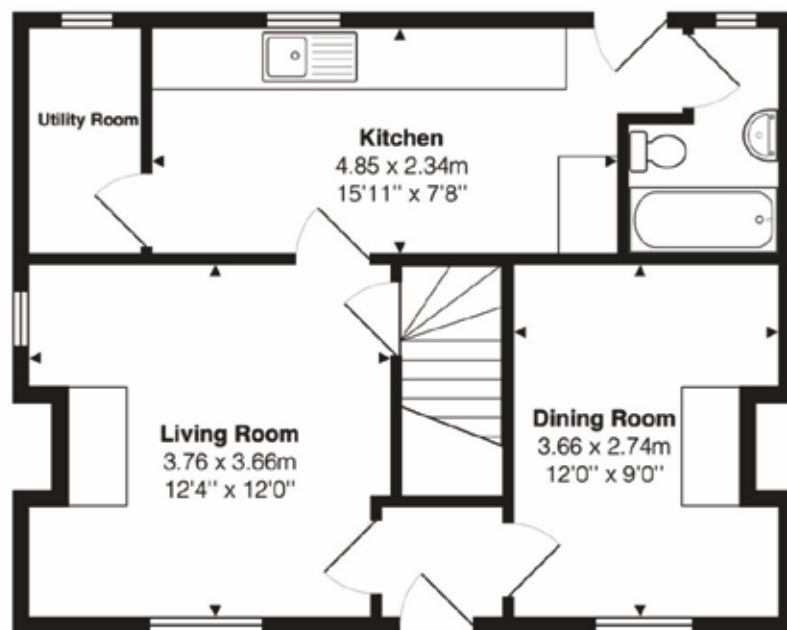
Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours

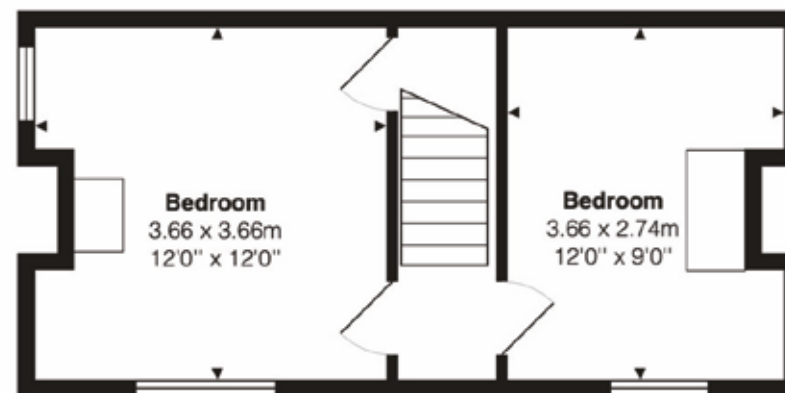
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





Approx. Floor
Area 498 Sq.Ft.
(46 Sq.M)

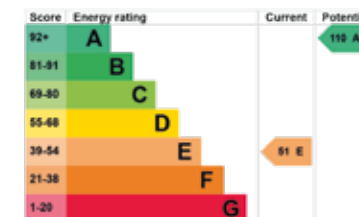
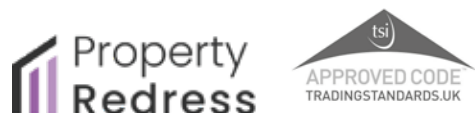
Ground Floor



Approx. Floor
Area 407 Sq.Ft.
(38 Sq.M)

First Floor

The approximate total area for the elements of the property represented on the floorplan is 84 SqM (905 Sq.Ft)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed





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Fine & Country Oxford
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT
01865 953 244 | 07879 407697 | tristan.batory@fineandcountry.com

