



THOMAS
MERRIFIELD
SALES LETTINGS

94 Wheatley Road, Garsington,
Oxford, OX44 9DR

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A mature two bedroom house in need of refurbishment with scope for extension subject to the usual permissions situated in this popular location.

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Rear lobby
- Two bedrooms
- Walk-in wardrobe or study
- Bathroom
- Detached garage
- EPC Rating: D. Council Tax Band: D

The accommodation comprises entrance hall with stairs rising to the first floor and cupboard under, sitting room with window to the front, dining room with fireplace and window overlooking the garden, kitchen and rear lobby. On the first floor, two bedrooms, bathroom and a walk in wardrobe or study. Outside front garden with driveway leading to a detached garage, a particular feature of this property an extensive rear garden which is mainly laid to lawn with views across the valley to Ripon College & Cuddesdon.

According to Ofcom, Standard & Superfast broadband are available and you are likely to have good mobile voice and data coverage outdoors but may have limited coverage indoors with certain networks.

Guide Price £375,000 Freehold



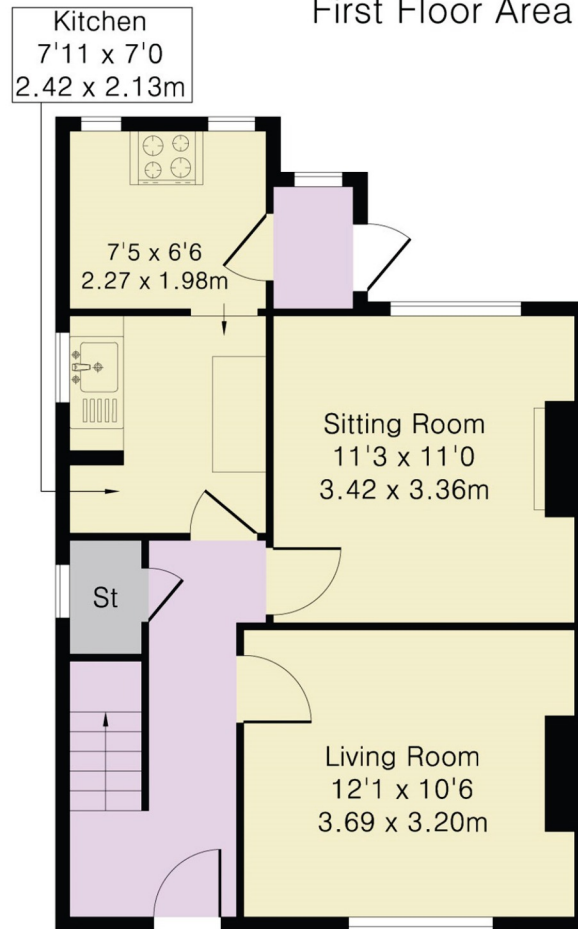


Garsington is located just 5 miles from Oxford city centre offering a vibrant village community with a local shop, public house, primary school, village hall, church and sports field. There is a regular bus service into Oxford to the wide range of excellent independent schools and amenities.

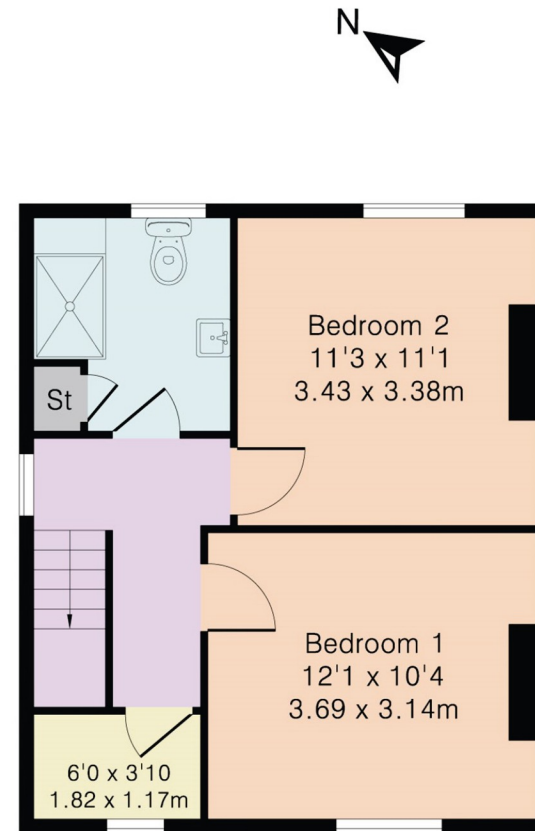
The property is equidistant from junctions 7 and junction 8 of the M40 is just 10 minutes drive leading to London and the Midlands and there are fast rail services to London Marylebone from both Oxford Parkway and Haddenham Parkway. Alternatively there is a frequent 24 hour service into London and airports from Thornhill Park and Ride.



Approximate Gross Internal Area 876 sq ft – 82 sq m
 Ground Floor Area 470 sq ft – 44 sq m
 First Floor Area 406 sq ft – 38 sq m



Ground Floor



First Floor