



HONEYSUCKLE HOUSE

Oxford



OLD ROAD WHEATLEY

Beautiful detached family home with separate self-contained accommodation in a special setting.

   EPC
6 3 2 D

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



PROPERTY

A substantial and light filled gated detached family home with self contained accommodation , over c.1.5 acres of gardens, a private lake and beautiful views across open countryside. Well presented and proportioned throughout, the house is designed for modern family living.

The ground floor includes a stylish, recently refurbished open plan kitchen/diner leading out onto a large patio making it ideal for indoor/ outdoor living, and an impressive sitting room overlooking the gardens. Additional spaces include a study, snug, utility room, pantry, boot room and shower room. Upstairs, the impressive principal bedroom enjoys the far reaching views and a well appointed en suite, alongside three further double bedrooms (one en suite). The top floor provides two additional generous bedrooms with beautiful views, ideal for family or guests.



MORE ABOUT THE PROPERTY

Outside, the landscaped gardens are a standout feature, centred around a private lake and offering a peaceful, secluded setting.

A self-contained annexe provides excellent flexibility for guests, extended family or home working, complemented by a car port with EV charging and ample gated parking for several vehicles. The property benefits from solar panels, high speed internet cabling throughout, a wine cellar, and a water filtration system. There is a generous sized front and rear lawn for entertaining, sports and children's activities.



LOCATION

Located within easy reach of Oxford, the property is also a short walk from Shotover Country Park which is a protected nature reserve extending to around 290 acres of woodlands, fields, and hidden valleys, to the east of Headington. The park is accessible for riding, walking, and general recreation. The property's proximity to junction 8 of the M40 makes it extremely accessible to London, Heathrow, and the north. There are fast train services to London from nearby Haddenham and Thame Parkway (to Marylebone in less than 40 mins), as well as from Oxford City station and Oxford Parkway all with regular services. The house is well positioned to take advantage of the excellent schools in the area, including The Dragon, St Edward's, Magdalen College, Summer Fields, Headington Rye, Wychwood and Oxford High School in Oxford, as well as St. Helen and St. Katharine, Abingdon, Radley, Cothill and Chandlings. There are various dedicated school buses from the village. Wheatley Village offers a variety of independent shops, cafés, pubs and a popular artisan market, together with a supermarket, post office and other everyday conveniences. There is also a well-regarded primary and secondary school within the village. Headington also offers a wide selection of everyday shopping facilities, as well as the universities and hospitals.





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Approximate Gross Internal Area

Ground Floor = 174.9 sq m / 1,883 sq ft

First Floor = 126.6 sq m / 1,363 sq ft

Second Floor = 25.0 sq m / 269 sq ft

Annexe = 34.9 sq m / 376 sq ft

Total = 361.4 sq m / 3,891 sq ft (Excluding Car Port)



(Not Shown in Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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.
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We would be delighted
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