

Valentine Cottage

8 Crown Road | Wheatley | Oxford | Oxfordshire | OX33 1UL

FINE & COUNTRY

VALENTINE COTTAGE



A captivating 17th-century stone cottage, rich in period charm and individuality. Exposed beams, an impressive inglenook fireplace and a characterful country kitchen combine with three inviting bedrooms and a secluded garden to create a truly special village home. Located in central Wheatley and only 6 miles to the heart of Oxford.



STEP INSIDE

Accommodation Summary
Valentine Cottage is a remarkable early 17th-century stone home, steeped in Wheatley's history and local lore, believed to have once served as a historic tannery on the medieval coaching route between Oxford and London. Crafted from golden Oxford limestone containing 160-million-year-old fossils, its distinctive character is enhanced by an original inglenook fireplace, beautifully painted bedroom ceiling inspired by nearby Rycote Chapel, and fascinating connections to the village's literary past. Outside, a majestic elder tree stands sentinel over the peaceful garden, adding another layer of history and timeless charm to this truly unique home.

Ground Floor – A rich heritage red hardwood door (complementing the golden Oxford limestone stonework)

Entrance Hall. Heritage Victorian ceramic flooring. Steps to

Sitting Room. At the heart of the sitting room, an impressive inglenook fireplace, crafted from the cottage's original stone, forms a striking focal point, complete with a traditional built-in seat that offers a fascinating glimpse into the home's historic past. Extensive oak beam work to the ceiling with additional ceiling pilasters. Oak Flooring, wall lighting, stairs to first floor and understairs cupboard, double glazed windows to front, radiator. Built in cabinet (To the side of the fireplace) with drawers. Steps to

Dining Room. A versatile room that could be used for variety of purposes. Terracotta flooring, radiator beam work, door to garden.

Kitchen. A characterful country kitchen, rich in deep green cabinetry with wall units being glass fronted and complemented by striking patterned tiles, polished dark worktops and a traditional double Belfast sink. Exposed ceiling beams and eclectic wallpaper lend a distinctive, individual charm, creating a wonderfully inviting space that blends rustic heritage with everyday practicality. Plumbing for appliances, space for fridge, gas hob and oven under, extractor fan, partly glazed stable door to garden, electric under-floor heating.















SELLER INSIGHT

“As an Oxford academic, Valentine Cottage was the ultimate sanctuary - a serene village haven that offered a peaceful escape while keeping the university and city life within effortless reach thanks to the seamless bus connections. Nestled in Wheatley, the location has been a total dream for traveling further afield, with quick links to the M40, main arterial roads, and nearby train stations making every journey simple.’

The house itself wraps around you like the most wonderful, cosy hug; there is nothing quite like spending long, atmospheric winter evenings gathered in front of the open inglenook fireplace, or idling away warm summer nights on the garden swing beneath the sweet-scented canopy of the blossoming elder.

*For anyone who loves country living, Wheatley is unmatched. It provided a perfect, welcoming home for my horse, while Shotover Country Park sits just minutes away, offering endless, scenic trails for dog walking. The village retains a bustling, independent heart with a fantastic array of local shops; my mornings are rarely complete without a visit to the wonderful local baker or catching up with friends over coffee at Bruin. Above all, it is the community that makes Valentine Cottage so special: from warm, attentive neighbours and a close-knit dog-walking circle, to the vibrant array of events hosted at the village hall, living here means being part of a true, flourishing village story.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

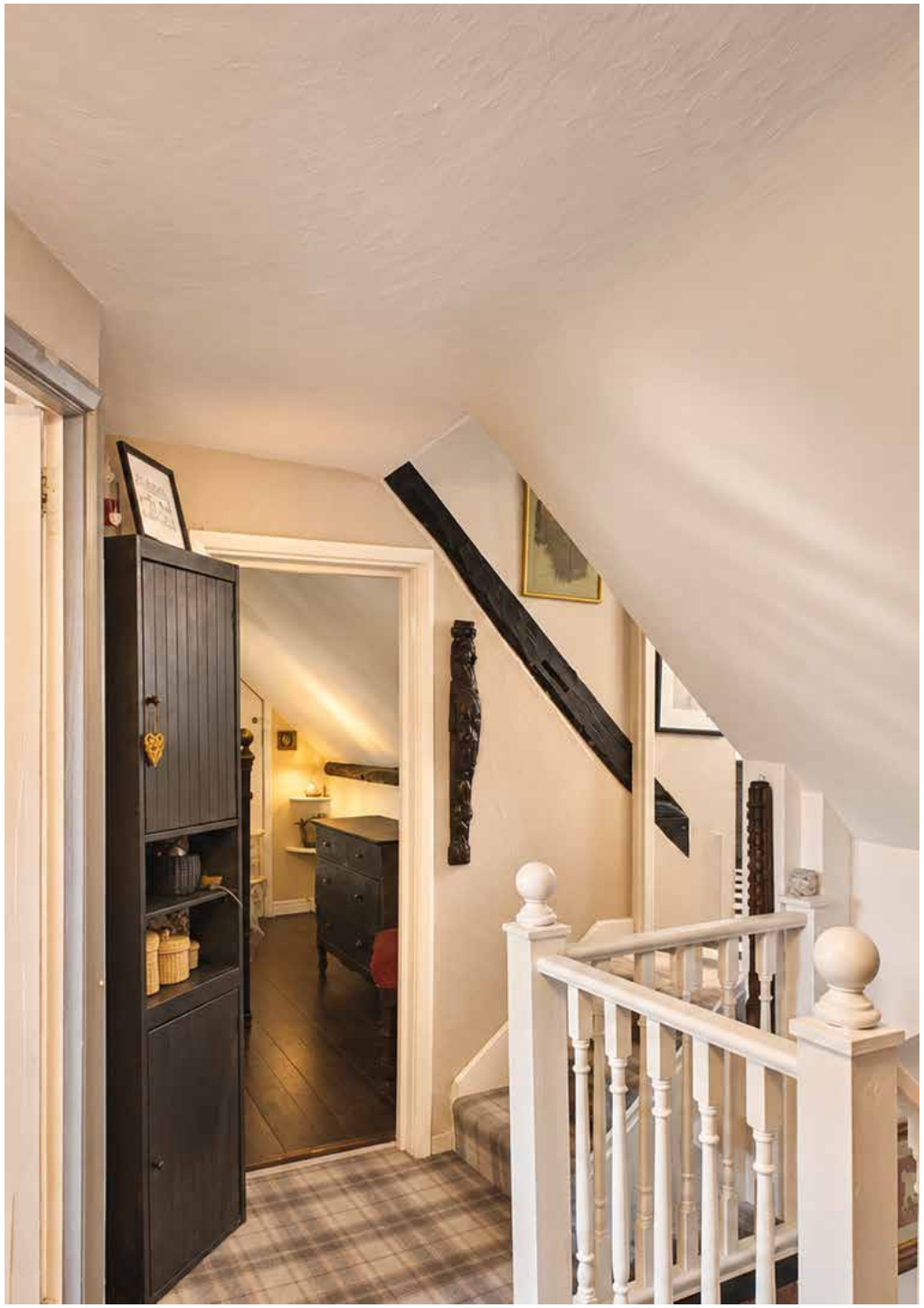
Bedroom One is a charming and characterful principal bedroom, where sloping ceilings and exposed timber beams celebrate the cottage's historic heritage. A beautifully painted ceiling adds a distinctive touch, while the proportions comfortably accommodate a king-sized bed. Two built-in cupboards provide useful storage, complemented by pine floorboards laid over the original elm flooring, a radiator and a double-glazed window.

Bedroom Two. A double-glazed windows to three aspects, range of limed treated cupboards (Housing boiler for central heating installed in April 2022) laminate flooring, radiator.

Bedroom Three. is a delightfully versatile space, offering the flexibility to serve as a traditional bedroom or an imaginative alternative. Its distinctive layout and bespoke built-in furniture, including a Captain's bed, lend themselves to a variety of uses, from guest accommodation to a children's bedroom, creative studio or cosy hobby room.

Bathroom. The beautifully appointed bathroom features a distinctive Silverdale suite, combining timeless elegance with charming period-inspired detail. A freestanding-style pedestal washbasin and matching WC are adorned with delicate Victorian garden motifs, complemented by a classic roll-top bath, geometric wall tiling and decorative patterned flooring. Exposed timber beams and a characterful dormer window enhance the room's individuality, creating a wonderfully atmospheric space that sits harmoniously within the cottage's historic character. Spotlighting and extractor fan.





















OUTSIDE

The Front Garden/Parking. The attractive frontage is approached via a council owned driveway with vehicle and pedestrian gates. A generous, paved area, offering valuable Off-Road Parking for Two small Vehicles alongside an appealing space for outdoor seating. The golden Oxford limestone façade, traditional tiled roof, a welcoming exterior lantern. A rustic latticed fence provides a charming division between the front and side garden areas, enhancing the cottage's quintessential village appeal. There are some flowering and bedding areas and front wall.

The Side Garden. The delightful side garden offers a wonderfully private and established setting, the lawn framed by mature planting, leafy boundaries and an abundance of seasonal colour. A charming blend of greenery, flowering borders and established shrubs creates a tranquil outdoor retreat, complemented by a characterful garden shed with glazed doors and a variety of inviting spots in which to relax and enjoy this enchanting cottage setting.

Rear Garden/Courtyard. A small, paved area with tap and outside power and a garden cupboard, additional plant borders and room for outdoor seating, also providing access to the kitchen and dining room.





LOCATION

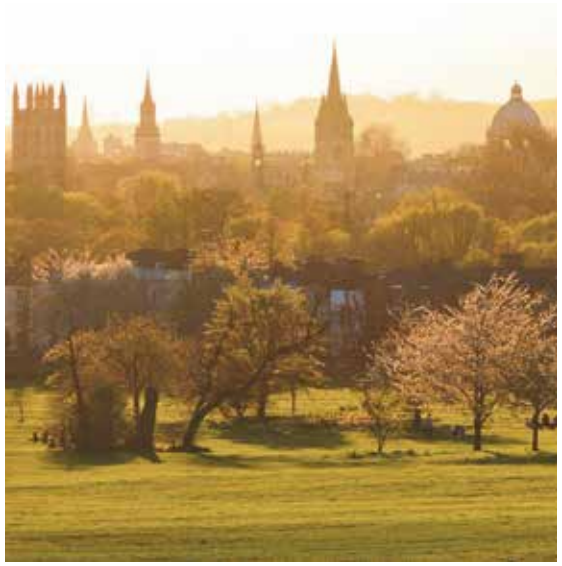
Wheatley is a well-established Oxfordshire village offering an excellent range of everyday amenities, making it an appealing choice for families and professionals alike. Its High Street and surrounding streets provide convenience stores, independent retailers, cafés, traditional pubs, takeaways and essential services, alongside a village library, medical centre and pharmacy. Leisure opportunities include local sports clubs, playing fields, community activities and attractive surrounding countryside for walking and cycling, while the nearby city of Oxford offers an extensive choice of shopping, restaurants, theatres and cultural attractions.

The village is also home to Morland House Surgery, a dental practice and pharmacy, alongside a post office, hairdressers, a bakery, convenience stores and a selection of welcoming cafés and traditional pubs. Leisure facilities include Park Sports Centre, sports pitches for football, cricket, rugby and tennis, village recreation grounds, children's play areas and allotments. The nearby Shotover Country Park provides extensive woodland walks and opportunities to enjoy the surrounding countryside.

For The Commuter. Wheatley is ideally positioned for commuters, with convenient access to the M40 motorway, connecting with London and the wider motorway network, while the A40 provides a direct route towards Oxford. The nearby Thornhill Park & Ride offers a practical alternative to driving into the city, with regular bus services to Oxford. For longer-distance travel, Thornhill is also served by the Oxford Tube, providing coach links to London, alongside airport coach connections. Oxford railway station, approximately 6 miles away, offers rail services to London Paddington and destinations beyond, while Haddenham & Thame Parkway, around 9–10 miles by road, provides Chiltern Railways services to London Marylebone and the wider rail network.











INFORMATION



Services, Utilities & Property Information
Utilities – Water, gas and electricity and mains drainage.
Mobile Phone Coverage '4G and 5G mobile signal is available in the area we advise you to check with your provider'
Broadband Availability - 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.'
Tenure – Freehold

Postcode: OX33 1UL what3words: ///decimal.zealous.tolerable

Local Authority: South Oxford District Council

Council Tax Band: D

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on Tel Number 01865 953 244 - 07879 407 697

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

Registered in England and Wales. Registration number 09929046
F & C (Midlands) Limited,1 Regent Street, Rugby CV21 2PE
copyright © 2026 Fine & Country Ltd.



Floor 0



Floor 1

F&C

Approximate total area[1]

94 m²

1012 ft²

Headroom below 1.5m

72 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Property Redress

APPROVED CODE
TRADINGSTANDARDS.UK

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 own 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. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TRISTAN BATORY

ASSOCIATE PARTNER

Fine & Country Oxford, Abingdon and Wallingford
07879 407 697
tristan.batory@fineandcountry.com

With nearly four decades of experience in the property industry, Tristan Batory combines extensive professional knowledge with a creative eye and a genuine passion for property and people.

His journey into estate agency was perhaps unconventional. Initially trained in architecture and surveying, Tristan developed an appreciation for buildings, design and the finer details that make a property special. He also has a strong musical background, having achieved Distinction at Grade 8 in both flute and piano, and worked alongside performing artists and orchestras during the 1980s.

Having started his career as a sales negotiator, Tristan progressed into management, overseeing five offices across Buckinghamshire for a corporate estate agency. In 2001, he took the entrepreneurial step of establishing an independent estate agency with business partners in Princes Risborough.
Today, as an Associate Partner with Fine & Country Oxford, Tristan specialises in the upper quartile of the property market, where presentation, exposure and service are paramount.

He believes every property has its own character and deserves a carefully considered marketing strategy. From beautifully presented brochures and professional photography to video, social media campaigns and the wider reach of the Fine & Country network, he takes considerable pride in ensuring each home receives the attention it deserves.

Importantly, Tristan deliberately limits the number of properties he personally handles, generally to no more than six or seven at any one time. This allows him to remain closely involved throughout the entire process, delivering a genuinely personal service.

A firm believer in combining traditional values with modern marketing, he also champions the personal touch, including hand-delivering Fine & Country's Refined magazine to homeowners and prospective clients across Oxfordshire.

For Tristan, property is ultimately about people. Understanding their aspirations, appreciating what makes a home special and guiding them through one of life's most important decisions remains at the heart of everything he does.

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Oxford, Abingdon and Wallingford on

Fine & Country Oxford, Abingdon and Wallingford
267 Banbury Road, Summertown, Oxford, OX2 7HT
Tel: 01865 953 244 | oxford@fineandcountry.com

MIX
Paper | Supporting responsible forestry
FSC® C006671