



14 HIGH STREET

Wheatley, Oxford



A CHARMING FAMILY HOME SITUATED IN A
SOUGHT-AFTER VILLAGE WITH EXCELLENT
LINKS TO OXFORD AND LONDON

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



THE PROPERTY

This wonderful family home occupies a central position in the heart of the village, offering a perfect blend of character, charm and modern living.

Rich in period features, the property showcases a wealth of original details, including exposed beams, attractive stonework and an inglenook fireplace, all of which combine to create a warm and inviting atmosphere throughout.

The property further benefits from solar panels and Tesla Powerwall batteries, alongside a dedicated air source heat pump for the pool, providing modern energy solutions for the home and leisure facilities.





MORE ABOUT THE PROPERTY

Carefully arranged to suit contemporary family life while retaining its inherent character, the accommodation offers a unique balance of traditional appeal and practical living space.

A particular highlight of the property is the impressive modern indoor pool complex, a superb addition that provides year-round enjoyment and a real sense of luxury. With doors opening directly onto a terraced area, this exceptional space is perfectly designed for entertaining, seamlessly connecting indoor and outdoor living and creating an ideal setting for summer gatherings with family and friends.

To the side of the property is an off street parking area for multiple vehicles secured by electronically operated remote-controlled gates. This practical space offers ease of access and additional flexibility for homeowners and visitors alike, while helping to keep vehicles securely positioned away from the road. An electric vehicle charging point is also installed for easy home charging.





GARDENS & GROUNDS

Nestled within beautifully landscaped grounds in the heart of the village, this exceptional family home offers a rare combination of character, privacy and lifestyle appeal. Surrounded by mature specimen trees and extensive lawns, the south-facing gardens create a tranquil setting, enhanced by a charming ornamental pond and thoughtfully designed pathways that invite exploration.

A distinctive blend of period charm and contemporary comfort defines the property, with elegant living spaces enjoying a wonderful connection to the gardens through expansive glazing and carefully positioned terraces. The impressive indoor pool complex provides a luxurious leisure retreat, opening seamlessly onto an attractive entertaining terrace, perfect for hosting guests or enjoying relaxed family gatherings throughout the year. A separate, insulated garden room with electric heating, power and a broadband connection provides an ideal space for home working.

Offering an enviable balance of seclusion and convenience, this remarkable home presents a unique opportunity to acquire a substantial village property of considerable character and enduring appeal.





LOCATION

Wheatley is a sought-after village, situated just 6 miles to the east of Oxford, with direct access to the M40 and just 50 miles from London. The village offers an excellent range of amenities, including a butcher's, a baker's, two general stores, a post office, a supermarket and an independent coffee shop. Countryside walks are close by at Shotover Country Park. There is a primary and secondary school within the village; Oxford's world-class schooling is also within easy reach. Transport links from the property are excellent, with trains to London Marylebone from Haddenham and Thame Parkway in as little as 36 minutes. Regular buses to Oxford are available throughout the day, and from Thornhill Park and Ride, there is a 24-hour coach service to London and further services to Heathrow and Gatwick airports.



Ground Floor Area 2016 sq ft – 187 sq m
First Floor Area 1005 sq ft – 93 sq m
Outbuilding Area 131 sq ft – 12 sq m



A large, well-maintained backyard featuring a swimming pool, a stone patio, a soccer goal, and a house with large windows. The pool is surrounded by a stone border and has a small waterfall feature. A winding stone path leads from the pool area towards the house. The house has a dark roof and large glass doors. A soccer goal is positioned on the right side of the yard, and a large tree stands on the left. The overall scene is lush and green, suggesting a healthy and active lifestyle.

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