



Fridays Lane, Oxford, OX33 1LT

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered with no onward chain, this beautifully restored period home is situated in the heart of Wheatley, combining the character of its original architecture with a carefully considered extension and an exceptional standard of finish throughout.

The house has been thoughtfully remodelled to create bright, well balanced accommodation that is ideally suited to modern living, while retaining a strong sense of its heritage. Natural materials, bespoke detailing and a calm and timeless interior work together to create an elegant and welcoming home. An inviting entrance hall, featuring an elegant oak staircase, sets the tone for the accommodation beyond. The hub of the house is the beautifully proportioned open plan kitchen, dining and family room, a light filled space designed for modern living and entertaining, with doors opening onto a south facing terrace. A separate sitting room, centred around an attractive fireplace, offers a comfortable retreat, while a utility room with cloakroom completes the ground floor.

The refurbishment has been completed to a high standard, with zoned underfloor heating across the ground floor, quality flooring finishes and a range of carefully selected materials that complement the character of the property.

The first floor is equally well arranged, with a generous landing providing space for a study or reading area. The principal bedroom enjoys a walk in dressing room and a well-appointed en-suite shower room, while two further bedrooms are served by a beautifully finished family bathroom featuring a freestanding bath and separate walk-in shower.

Outside, the south facing terrace has been designed as a private extension of the living accommodation, providing an ideal setting for outdoor dining and entertaining. A gravel driveway provides off-street parking for two vehicles, while a traditional stone outbuilding offers useful external storage.





Key Features

- Beautifully refurbished and thoughtfully extended period home in the heart of Wheatley
- Offered with no onward chain
- Stylish open-plan kitchen, dining and family room with direct access to the south-facing terrace
- Separate sitting room with attractive fireplace
- Three bedrooms, including principal bedroom with walk-in dressing room and en suite shower room
- Contemporary family bathroom with freestanding bath and separate walk-in shower
- Off-street parking for two vehicles and traditional stone-built storage shed
- Convenient access to Oxford, the Headington hospitals, A40 and M40
- Council Tax Band D | EPC C





The Location

Connectivity: According to Ofcom, Standard, Superfast and Ultrafast Broadband is available and mobile voice and data coverage is good outdoor and variable in-home.

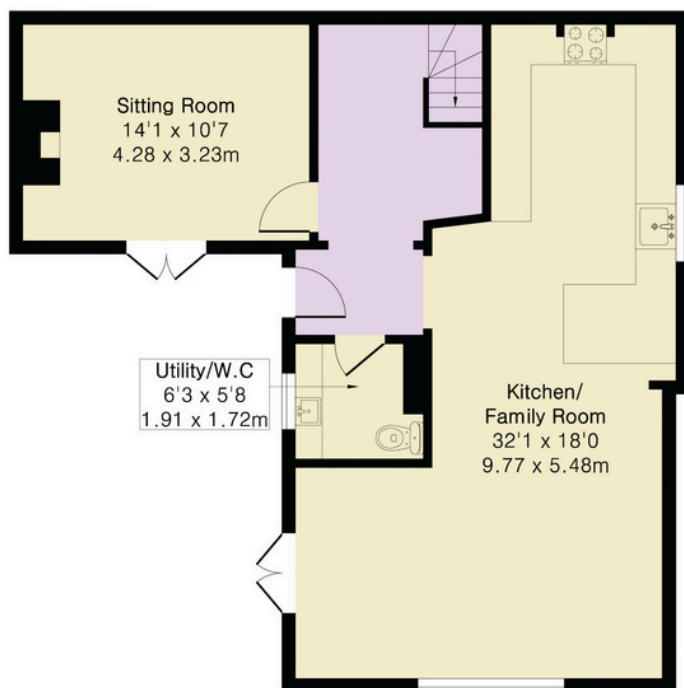
Wheatley is one of Oxfordshire's most sought-after villages, offering an excellent range of day-to-day amenities including independent shops, cafés, pubs, supermarkets, medical facilities and well-regarded schools. The village is particularly well placed for access to Oxford, the Headington hospitals and Oxford Brookes University, with the A40 and M40 providing excellent connections to London and the Midlands. Rail services from Oxford Parkway and Haddenham & Thame Parkway offer regular direct services to London Marylebone, while Heathrow Airport is readily accessible. There are also frequent buses from the village to Oxford, Thame and High Wycombe.



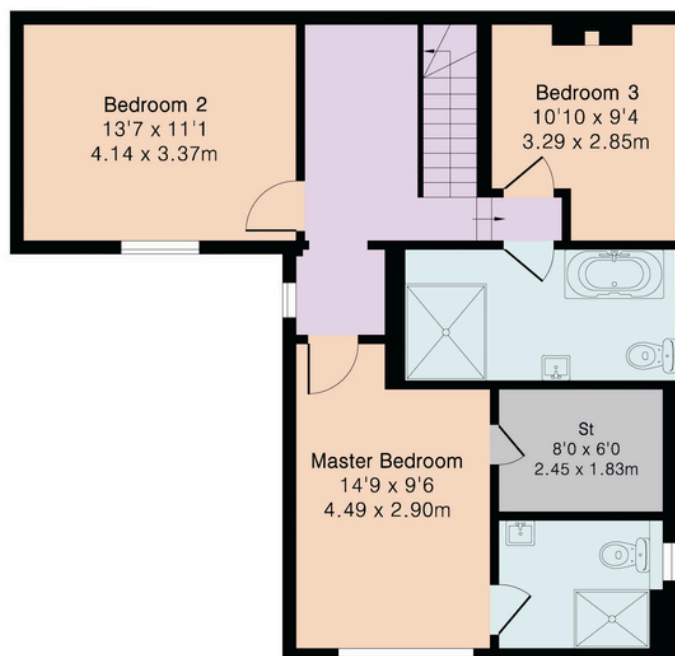
Approximate Gross Internal Area 1432 sq ft - 133 sq m

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 703 sq ft – 65 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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