



IMS PROPERTY GROUP
LETTERS | ESTATE AGENTS | MORTGAGES
FOR SALE
01869 248 339

IMS

31 Church Road, Wheatley

Oxford

Guide Price **£425,000**



I M S

31 Church Road

Wheatley, Oxford

Situated in the heart of Wheatley, this charming character cottage offers an idyllic blend of countryside living with the convenience of excellent local amenities and transport links just moments away.

The property is ideally positioned with easy access to the M40, providing excellent connections to Oxford, London and the Midlands, while a nearby bus stop offers regular services to Oxford and Thame, alongside links to Aylesbury, nearby train stations and airports.

Beautifully modernised while retaining a wealth of original character, the home is rich in period features, including exposed beams, natural wood finishes, attractive stonework and feature fireplace that create a warm and inviting atmosphere throughout.

Upon entering, you are welcomed into a spacious lounge/dining area, where a wood burning stove forms a cosy focal point. Perfect for both relaxing evenings and entertaining.

The kitchen has been thoughtfully updated, featuring elegant stone worktops, integrated appliances and views over the rear garden. combining style with everyday practicality.



I M S



I M S

31 Church Road

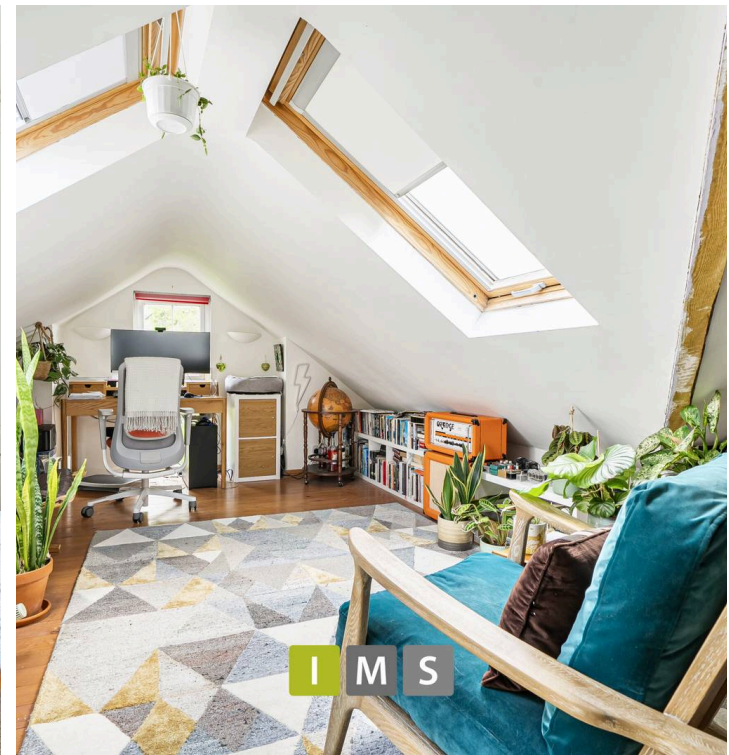
Wheatley, Oxford

A particularly unique aspect of this home is the basement, rarely found among properties on Church Road. This versatile space provides excellent storage and has been adapted to include plumbing and electrical connections, making it highly functional as a utility area.

On the first floor, there are two well proportioned bedrooms, both benefiting from ample built in storage, along with a family bathroom. The principal bedroom is especially charming, featuring its own fireplace which adds character and a lovely focal point to the room. The second floor offers a generous third bedroom within a converted attic space, providing flexible accommodation that could suit a variety of needs, from a principal bedroom to a guest room or home office.

Externally, the property continues to impress. To the front, a private garden with a pathway leads to the entrance, while the generous rear garden has been thoughtfully arranged with a lower patio and raised decking area, ideal for outdoor dining and entertaining. An outbuilding provides additional storage, further enhancing the practicality of the home.

Overall, this is a beautifully presented cottage that successfully combines character, comfort and convenience in a highly sought after village setting.





31 Church Road

Wheatley, Oxford

- Key Information
 - Price £425,000
 - Tenure Freehold
 - Council Tax Band D
 - EPC D
 - Utilities: Mains gas, Electric, water, and drainage
 - Parking : 1 Allocated resident permit
 - Construction: Brick
 - Estimated broadband speeds: Standard 19 mbps / Superfast 150 mbps / Ultrafast 1000 mbps
 - Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
 - Flood risk: Surface water Very low

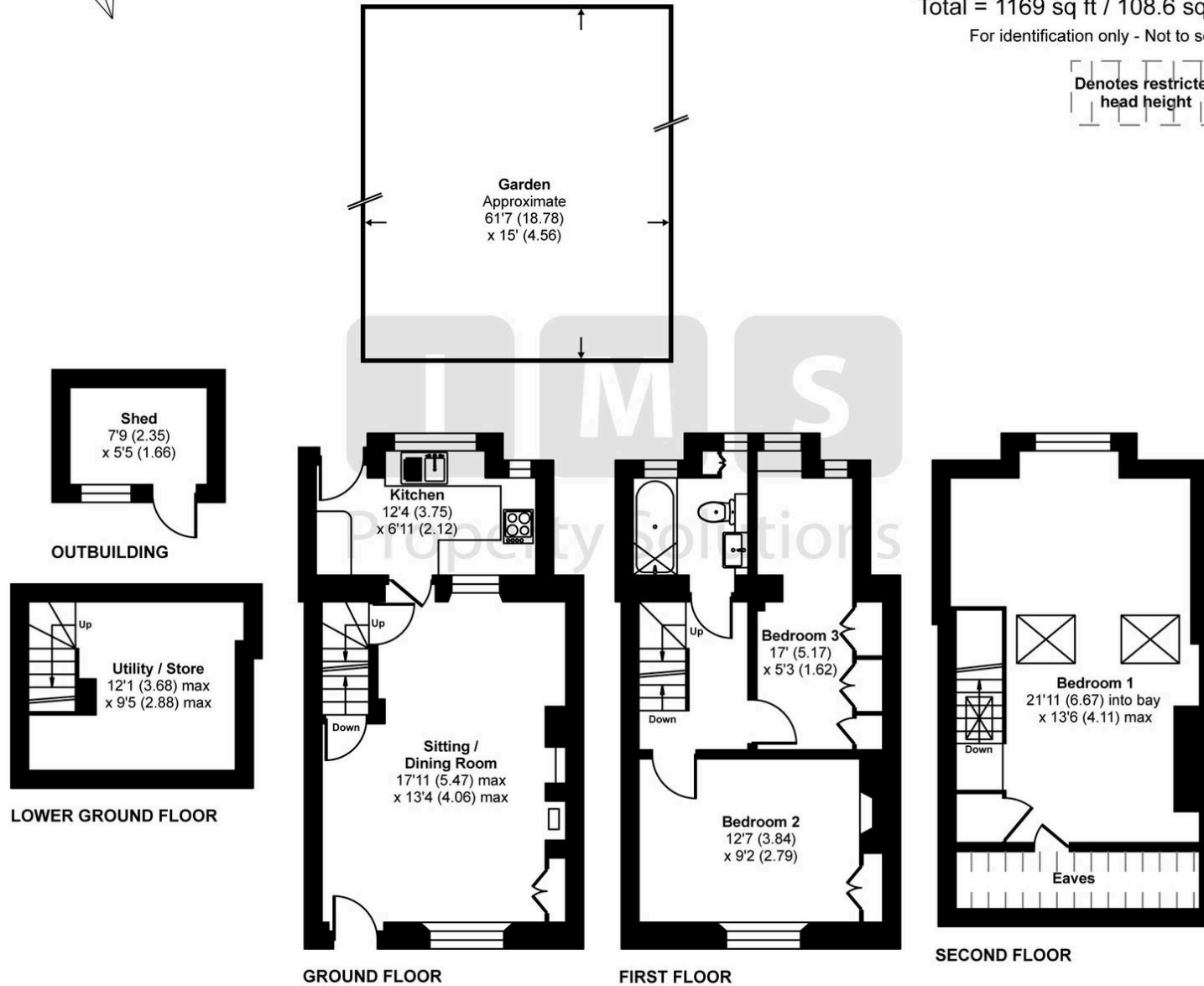
Church Road, Wheatley, Oxford, OX33



Approximate Area = 1077 sq ft / 100.1 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1169 sq ft / 108.6 sq m

For identification only - Not to scale

Denotes restricted
head height





IMS Property Group

IMS Property Group, 18 Kings End - OX26 2AA

01869 248339

sales@imspropertygroup.co.uk

imspropertygroup.co.uk