



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Green Hedges, 20 Ladder Hill, Wheatley, OX33 1SX**

A handsome late Victorian family home, thoughtfully extended to provide just under 2,500 sq ft of beautifully proportioned accommodation, with mature west-facing gardens of just over one-third of an acre and generous driveway parking, in the heart of the sought-after village of Wheatley.

## WHEATLEY

Wheatley is a large and bustling village with its own mini high street, which includes a fantastic independent cafe, butcher, bakery, library, post office, convenience store and a choice of pubs.

The village also benefits from a popular primary school and secondary school, sports centre, highly regarded doctors' surgery and dental practice, making it a practical choice for families and professionals alike.

Well connected for commuters, Wheatley enjoys regular bus services into Oxford, with journey times of around 20 minutes, while the nearby A40 provides convenient access to Oxford, London via the M40 and the Midlands. Haddenham & Thame Parkway railway station is also within easy reach, offering direct services to London Marylebone.

Surrounded by attractive Oxfordshire countryside, there are numerous countryside walks on the doorstep, while nearby Shotover Country Park offers acres of woodland, open space and scenic walking trails to explore.

Combining excellent local amenities with superb transport links and beautiful surrounding countryside, Wheatley remains a popular choice for those looking to enjoy village life within easy reach of Oxford.





## GREEN HEDGES

Set well back from Ladder Hill in the heart of the ever-popular village of Wheatley, this handsome late Victorian family home is arranged over three floors and has been thoughtfully extended to provide beautifully proportioned accommodation, perfectly suited to modern family life.

Approached via a generous gravel driveway providing ample parking for several vehicles, the house sits within mature, well-established gardens extending to just over a third of an acre, creating a sense of privacy despite its highly convenient central village location.

The accommodation is both spacious and versatile, making it ideal for family living as well as entertaining. The ground floor offers two elegant yet cosy front reception rooms with large bay fronted windows, one of which features a log-burning stove, together with a separate study providing the perfect space for home working.

To the rear of the property lies the true heart of the home – a stunning open-plan kitchen, dining and family room, flooded with natural light from large bi-fold doors overlooking the west-facing garden.

The contemporary kitchen features a central island, generous work surfaces and a spacious larder providing excellent storage. A large utility room, with direct access to the garden, adds further practicality for busy family life.

The first and second floors comprise five bedrooms. Two of the principal bedrooms benefit from en suite shower rooms and Juliette balconies overlooking the garden with stunning far-reaching countryside views, while the remaining bedrooms are served by a Jack and Jill family bathroom, complete with both a bath and a separate shower.

Outside, the delightful west-facing gardens extend to just over one-third of an acre and are predominantly laid to lawn with mature planting and established borders.

Situated within easy walking distance of Wheatley's excellent local amenities, including the Co-op, schools, cafés and village facilities, the property is also exceptionally well placed for commuters, with excellent access to Oxford,



regular bus services to the Park & Ride, London and the major airports.

Offering just under 2,500 sq ft of versatile accommodation, Green Hedges is an outstanding family home combining period character with contemporary living in one of Wheatley's most convenient and desirable locations.

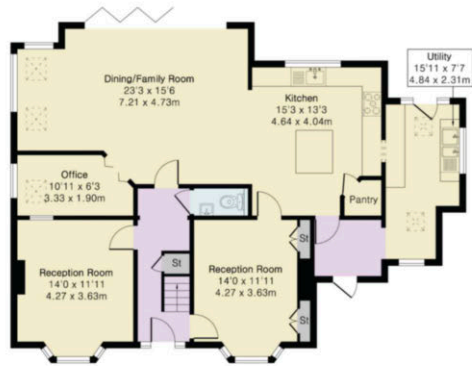


**Approximate Gross Internal Area 2485 sq ft - 232 sq m**

Ground Floor Area 1214 sq ft – 113 sq m

First Floor Area 1007 sq ft – 94 sq m

Second Floor Area 264 sq ft – 25 sq m



Ground Floor



First Floor



Second Floor

**SERVICES**

Gas fired central heating, mains water and mains drainage.  
Solar panels providing hot water.

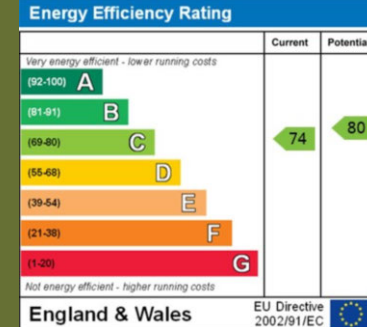
**LOCAL AUTHORITY**

South Oxfordshire District Council

**TAX**

Council Tax Band F

**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**



Morgan & Associates

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