



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

8 Old London Road, Wheatley, OX33 1YW





## 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 and a choice of pubs. Amenities also include a popular primary school and secondary school, sports centre and a highly rated doctors surgery and dental practice.

Buses into Oxford are frequent (only 20 minutes door to door) and the A40 sits just on the edge of Wheatley itself, making links to London and the Midlands quick and convenient. Countryside walks are also on your doorstep and Shotover Country Park offers acres of woodland to explore.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D**





## 8 OLD LONDON ROAD

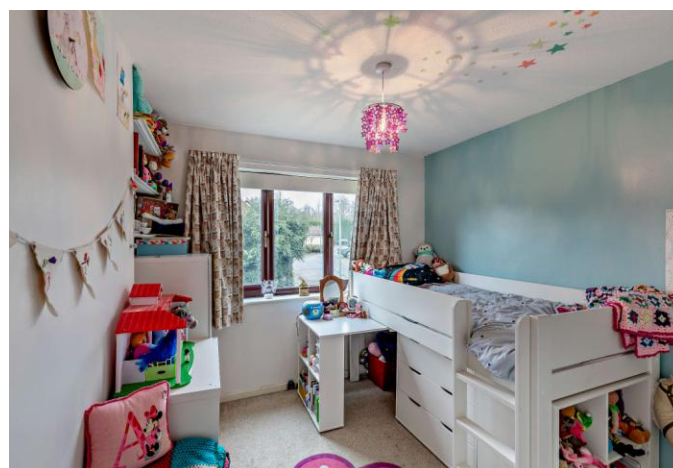
This is a well-proportioned four bedroomed family home in the popular village of Wheatley, with its own busy local community. Wheatley is located in close proximity to Oxford, just minutes to the M40 and with Haddenham & Thame Parkway in easy reach, this spot is perfect for those looking for a convenient countryside location.

Into the house and to your right you'll find an ideal study space or child's playroom with an adjoining guest cloakroom. Through to the rear of the property overlooking the garden is a large light and airy open plan reception/dining room with wood flooring, woodburning stove and central French doors opening out onto the garden. The well-appointed kitchen with matching range of base and wall mounted units flows seamlessly off the dining area creating a wonderful family friendly open plan feel. The kitchen also benefits from a side door access onto the driveway.

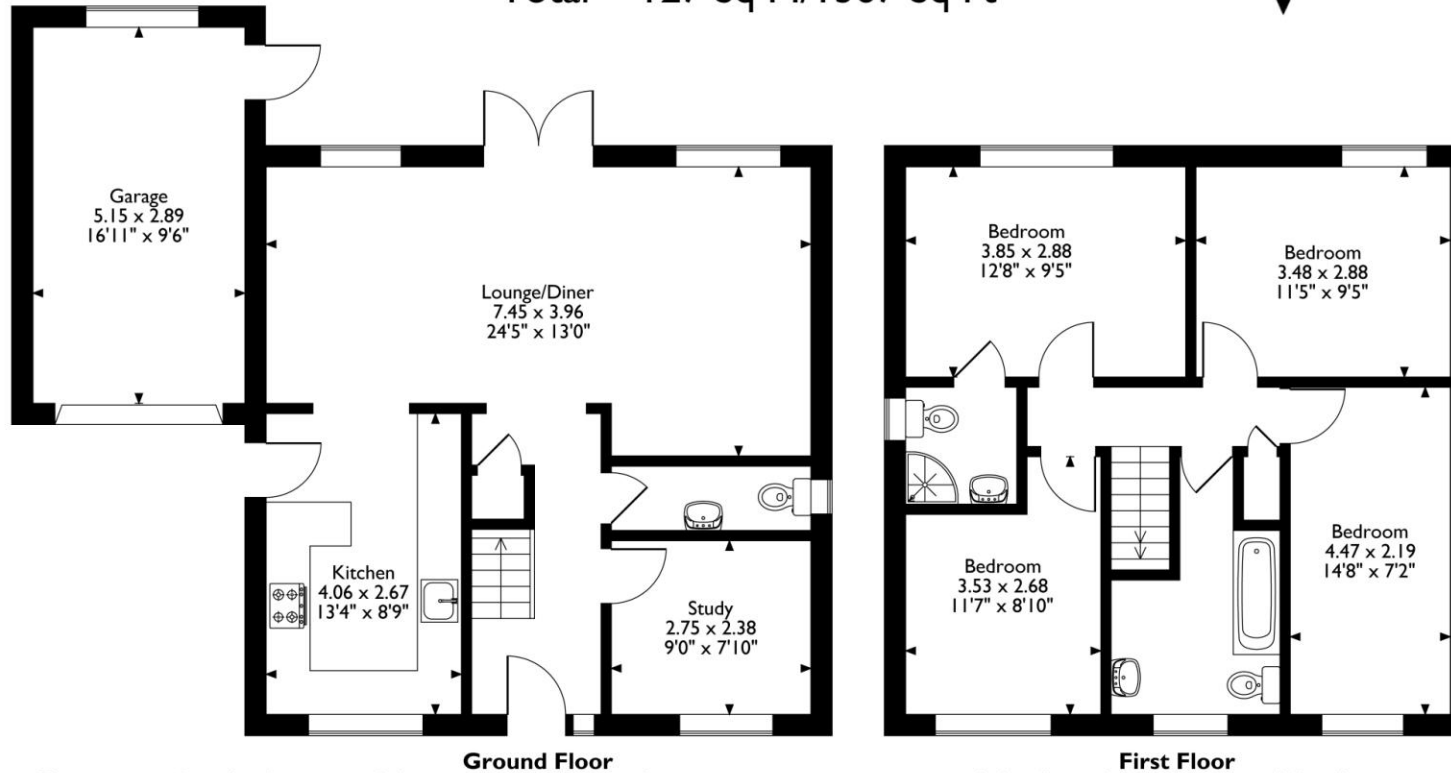
Upstairs, there are four good size bedrooms and a family bathroom. The principal bedroom also has the added bonus of an ensuite shower room.

Outside the South facing garden is predominantly laid to lawn and there is a paved terrace ideal for al fresco dining. The house also benefits from a single garage with door access into the garden and off-street parking for several cars.

This is a wonderful opportunity for someone to own a home in this hugely popular village and to make it their own.



8, Old London Road, Wheatley, Oxford, Oxfordshire,  
 Approximate Gross Internal Area  
 Main House = 112 Sq M/1206 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 127 Sq M/1367 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<b>68</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## SERVICES

Mains gas, mains electricity and mains water.

South Oxfordshire District Council

Council Tax Band E

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

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

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