



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

97 Kelham Hall Drive, Wheatley, OX33 1SL



## 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 1 | EPC B**



**97 KELHAM HALL DRIVE** is a wonderful and thoughtfully designed double fronted village home, tucked away down a peaceful no through lane in the highly popular village of Wheatley. Constructed approximately seven years ago by a reputable local builder, this energy-efficient property is immaculately presented throughout.

This home makes a superb first impression. As you enter the property, a welcoming central hall with guest cloakroom, provides access to both the sitting room and the kitchen/dining area. To the left, the dual aspect living room is bright and spacious, featuring wood flooring and French doors that open onto the pretty rear garden. On the right, the open-plan kitchen/dining room also enjoys dual aspect light and includes ample room for a family dining table. The kitchen is fitted with contemporary units, integrated appliances, breakfast bar and generous worktop space. French doors open from the dining area onto the low maintenance lawned garden, while a separate utility room offers a practical space for day-to-day household tasks.

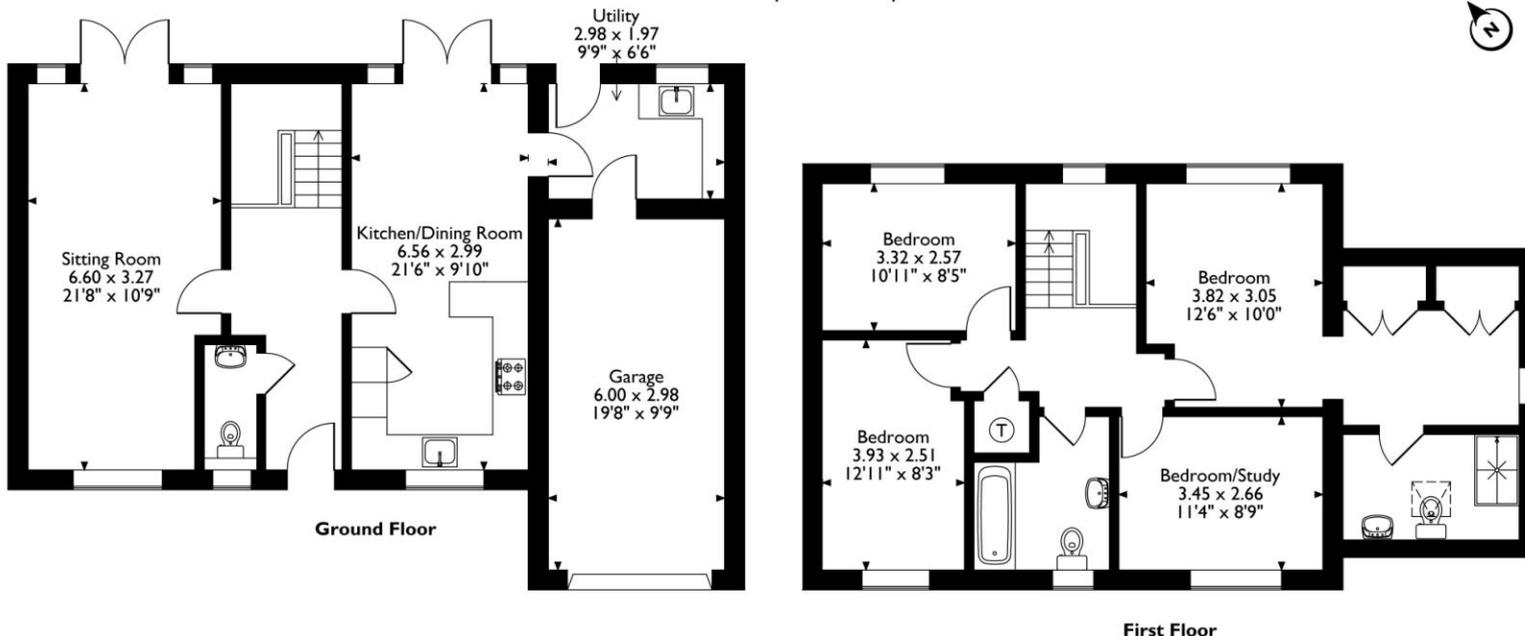
Upstairs, the well-planned layout continues to impress. The principal bedroom benefits from a dressing area and en-suite shower room. Three further well-presented bedrooms and a contemporary family bathroom complete the accommodation on the first floor.

Outside, the property enjoys both front and rear gardens. The rear garden is mainly laid to lawn with a paved terrace - ideal for summer dining. A single garage provides ample room for storage, and the driveway has space for 2 cars.

This is a home that offers the perfect balance of countryside living and modern convenience - a stylish, low-maintenance property that's ready to move straight into, with no weekend DIY required.



97, Kelham Hall Drive, Wheatley, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 142 Sq M/1,657Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			109
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

### SERVICES

Mains gas, mains water and mains drainage. Solar panels with 4.3kW capacity.

South Oxfordshire District Council

Council Tax Band D

NHBC new build warranty

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

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.

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