



The Chalet, 156 London Road, Wheatley, Oxfordshire, OX33 1JH



Accommodation

Ground Floor

Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Study.

Two Bedrooms, Bathroom.

First Floor

Landing, Two Bedrooms, both with Ensuite Shower Rooms.

Outside

Front and Rear Gardens, Garage, Driveway Parking.

The Chalet

Conveniently situated between Thame and Oxford in this popular and well-catered for Oxfordshire village, this is a spacious and substantial, 4 double bedroom, detached family home with adaptable accommodation arranged over two floors and extending to over 1850 square feet. With ample driveway parking and a detached garage to the front and a very generous enclosed garden to the rear, this property is offered for sale with the added benefit of no upward chain.

Downstairs, there is large sitting/dining room with sliding doors into the garden, a study, also with sliding doors into the garden, a good size fully fitted kitchen/breakfast room with a glazed roof, two double bedrooms and a family bathroom. Upstairs, there are two further double bedrooms, both with ensuite shower rooms.

Outside, to the front, there is a lawned area with a path to the front door, ample driveway parking and a detached garage. To the rear is a large enclosed, south-west facing garden, laid mainly to lawn with a paved terrace.



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Wheatley

Wheatley village centre serves all day to day needs with an independent butcher and a baker, a number of food stores, a pharmacy, a post office, a sports centre and a doctors' surgery. There are nursery facilities and schools for all ages. To the edge of the village there is a retail park, home to a number of mixed businesses and a large supermarket.

Oxford is just 3 miles away via the A40 where a more extensive array of shopping, restaurants and entertainment venues can be found. Nearby Junction 8 of the M40 leads to both London and the Midlands. Direct bus services to London Victoria, Heathrow and Gatwick airports run from Thornhill Park and Ride and there are direct routes into London Marylebone and Paddington from Haddenham and Oxford respectively.

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Directions

From our town centre offices, leave Thame in westerly direction on the Oxford Road. Upon reaching the roundabout, take the second exit onto the A418, heading towards Oxford. Upon reaching the roundabout at the junction with the M40, travel over the motorway and straight on at the next roundabout onto the A40. After a short drive take the first right, signposted to Wheatley. Continue into Wheatley, over the bridge and the turn to The Chalet can be found on your left just after the petrol station.

Transport Links

M40 Motorway (Junctions 7 & 8) - < 1 mile.

Haddenham and Thame railway station - circa 7.5 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham, Thame and Oxford.

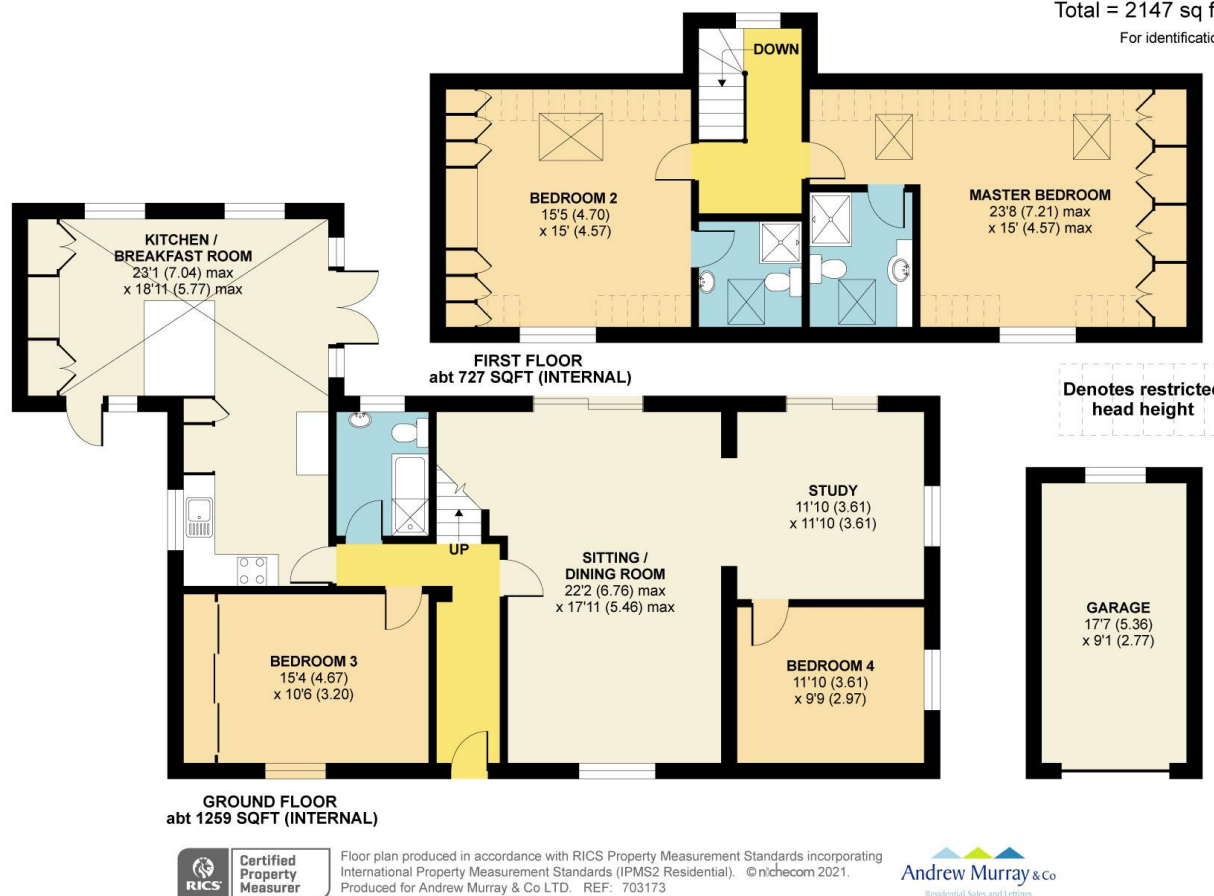
Tenure

Freehold.



London Road, Wheatley, Oxford

Approximate Area = 1873 sq ft / 174 sq m
Including Limited Use Area(s) = 113 sq ft / 10.4 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 2147 sq ft / 199.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Murray & Co LTD. REF: 703173



Services

Mains Electricity, Gas, Water and Drainage. Solar Hot Water.

Local Authority

South Oxfordshire District Council

Tax Band

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