

# The Spinney Wheatley OX33







## Spacious family home with a swimming pool close to Oxford city.



*Oxford 6 miles, Thame 8 miles, Abingdon 13 miles, London 50 miles, Haddenham and Thame Parkway 9 miles (trains to London Marylebone in 35 minutes), Oxford Parkway 9 miles (trains to London Marylebone in 55 minutes) (all distances are approximate).*

Services: All mains services and fibre broadband.

Local Authority: South Oxfordshire district council.



### **The Spinney**

A spacious detached house featuring an indoor swimming pool, superb open plan kitchen and living area next to a large paved terrace area. The rest of the accommodation includes five bedrooms, four of which benefit from en suite bath or shower rooms. There is also a triple aspect sitting room, boot room, and ground floor cloakroom.

The house is approached via a private lane into a large driveway with space for several cars. The rear garden is mostly laid to lawn and is surrounded by mature hedges and shrubs. There is also a rooftop terrace and double garage.



## Situation

The village of Wheatley, which lies approximately six miles east of Oxford, is a popular village with a thriving high street at its centre. Nestled in a valley Wheatley is surrounded by wonderful open countryside, including the nearby Shotover Estate which is within walking distance.

The village is home to highly regarded schools, and benefits from an array of amenities, including: churches, shops, pubs, post office, doctors surgery, pharmacy, gym, golf club, cafés, and restaurants. There are also many local groups and societies nearby.

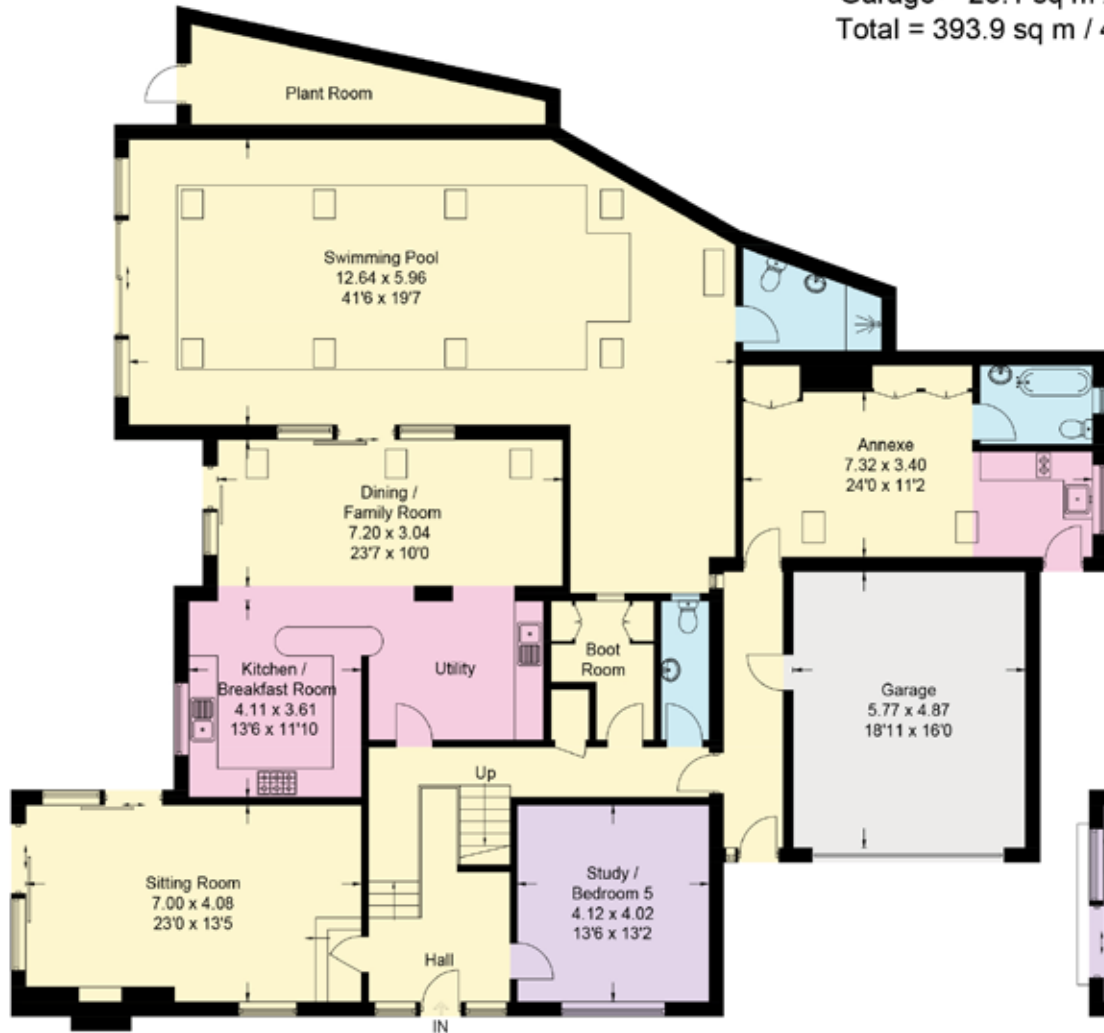
Wheatley is perfectly positioned for transport into London via Haddenham and Thame Parkway with trains to London Marylebone in as little as 35 minutes. It is also closely linked with nearby Oxford, with regular buses available between the two throughout the day. From Thornhill park and ride there also runs a 24 hour coach service to London and further services to Heathrow and Gatwick airports.

## Viewings

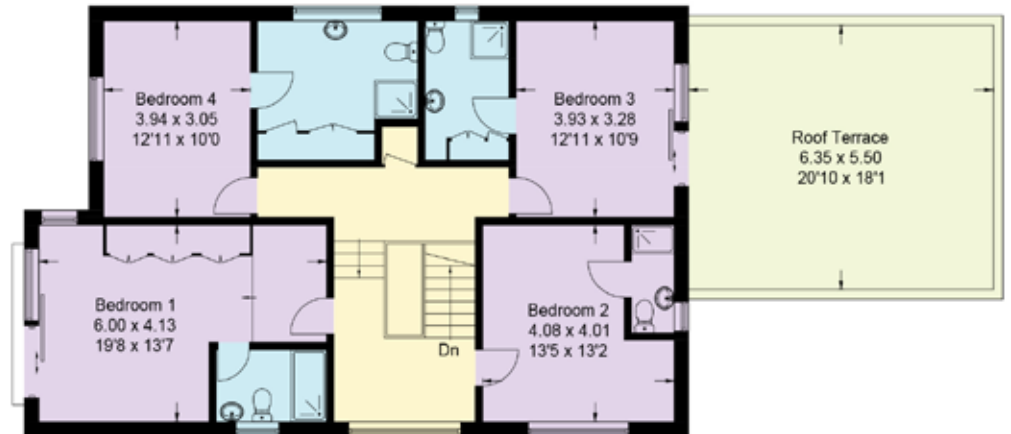
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Approximate Gross Internal Area  
 Ground Floor = 222.7 sq m / 2,397 sq ft  
 First Floor = 98.0 sq m / 1,055 sq ft  
 Annexe = 36.3 sq m / 391 sq ft  
 Plant Room = 8.8 sq m / 95 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 393.9 sq m / 4,240 sq ft



**Ground Floor**



**First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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**I would be delighted to tell you more.**

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