



Meadow Prospect, Wolvercote





Property

Wonderful and unique home enjoying beautiful natural light and spectacular southerly views from the rear over Port Meadow. The property occupies a truly exceptional setting backing on to Port Meadow, an open area of common grazing land of circa 400 acres and designated as a Site of Special Scientific Interest (SSSI). Port Meadow is a magnet for migrating birds and almost every regularly occurring British species of wader and freshwater wildfowl has been recorded, along with many gulls, terns, and songbirds. It is also regularly grazed by cattle and horses. This home currently comprises an open plan living room and kitchen/dining room with ceiling lightwell, three bedrooms and a family bathroom. There is further scope to extend subject to necessary consents. To the front is off street parking whilst to the rear is a landscaped garden with stunning views backing on to the meadow.

Location

Wolvercote is split into two distinct parts, Upper and Lower, with the property in Lower Wolvercote. Within walking distance there are a wide range of amenities with two pubs; the community White Hart and Jacob's Inn, local shop, children's playground and both the Oxford Canal and River Thames. A short walk takes you to The Trout pub in a beautiful position on the river. In Upper Wolvercote there is the Primary School, Church of St Peter and the Red Lion pub. There is a direct bus service from the centre of Wolvercote to Oxford city centre where there are an enormous variety of restaurants, shops, the Westgate Shopping Centre and museums. The house is very well located for the A34 and M40 as well as Oxford Parkway with services to London Marylebone.

Property information

Local Authority: Oxford City Council

Council Tax: D

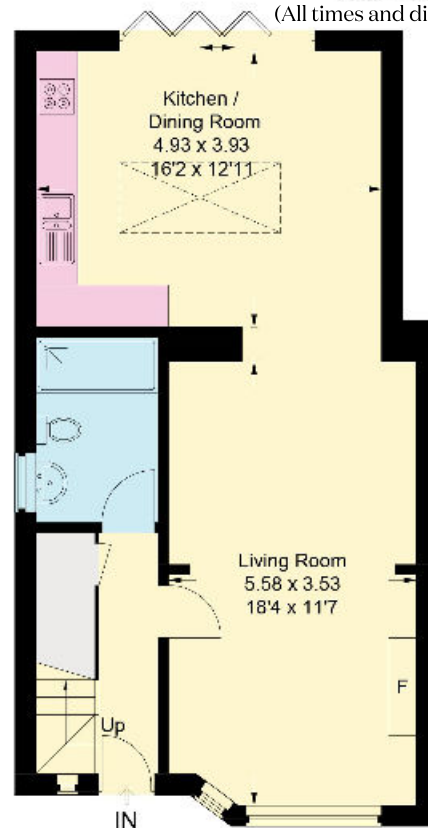
EPC: D

Guide price: £800,000

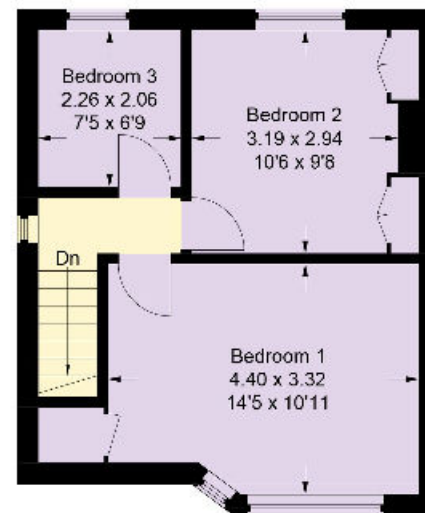
Tenure: Freehold



Approximate Gross Internal Area
 Ground Floor = 56.1 sq m / 604 sq ft
 First Floor = 35.1 sq m / 378 sq ft
 Total = 91.2 sq m / 982 sq ft
 (All times and distances are approximate.)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 5/8/2022. Photographs and videos dated 5/8/2022.

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