

7 Collett Drive

Wolvercote





Exceptional high specification and energy efficient detached home built in 2020 with double garage set in the desirable Wolvercote Mill development.



Summary of accommodation

Main House

Ground floor: Hallway | Living room | Kitchen/dining room | Utility | WC | Garage

First floor: Principal bedroom with dressing room and en suite | Further bedroom | Family bathroom | Sitting room | Terrace

Second floor: Two further bedrooms | Shower room

Garden and Grounds

Patio | Lawn

Situation

Times and distances are approximate.



Wolvercote is a vibrant community within the Oxford ring road. It has excellent amenities, including a well-regarded primary school, two children's playgrounds, several pubs, the renowned Trout Pub on the river, and a community orchard. Port Meadow is one of the largest open spaces in north Oxford, with almost c.330 acres of protected meadow alongside the Thames River, home to many cattle, horses and migratory birds.



The house is under two miles from Oxford Parkway with its direct service to London Marylebone and is well located for links to the A34, M40 and A40



The Property

High specification and superbly presented family home with spacious interiors, off street parking and garage with EV charging point. The house forms part of this sought after CALA development in Wolvercote Mill, and it is very well-positioned to take advantage of all the amenities in this vibrant village in north Oxford.

The house is beautifully arranged for flexible and comfortable family living and includes a 24 foot double aspect kitchen/dining room, a double aspect living room, an exceptional principal suite with dressing room, built in storage to the all bedrooms and a sit out first floor terrace from the sitting room.

The rear garden has a paved area perfect for al fresco dining as well as lawn. There is ample driveway parking in front of the garage.

The property comes to the market in 'move in' condition and also benefits from underfloor heating throughout.





FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 73 sq m / 786 sq ft

First Floor: 75 sq m / 812 sq ft

Second Floor: 52 sq m / 556 sq ft

Garage: 30 sq m / 327 sq ft

Total Area: 200 sq m / 2,154 sq ft



PROPERTY INFORMATION



Property Information

Tenure:
Freehold.

Council Tax Band:
G

EPC:
B

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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.



Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

knightfrank.co.uk

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: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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