

Collett Drive, Oxford



Exceptional 'B' rated energy efficient home with parking set in the desirable Wolvercote Mill development.

Description

High specification and superbly presented family home with spacious interiors, off street parking and garage. The house forms part of this 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. On the ground floor is a wide entrance hall leading to a large open plan kitchen/dining room with bi-fold doors opening into the rear garden. There is also a separate front sitting room, W/C and good-sized storage cupboard. To the first floor the principal bedroom has its own dressing room and bathroom. Bedroom two has built in storage, ensuite and a Juliet balcony. There are two further bedrooms all with built in storage, and a family bathroom. The garden is laid to lawn with an area of patio, perfect for al-fresco dining in the Summer months. Alongside the garage there is also an additional off-street parking space to the front of the property. Offered for sale with no onward chain.

Location

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 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.





Property information

Local authority: Oxford City Council

Tenure: Freehold

EPC: B

Council Tax Band: F

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Ground floor = 64 sq m / 686 sq ft

First floor = 87 sq m / 931 sq ft

Garage = 19 sq m / 208 sq ft

Total area = 151 sq m / 1,617 sq ft

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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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 [April 2024]. Photographs and videos dated [April 2024].

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