



A well-appointed and beautifully situated apartment

4 Dove House Lane, Cuddesdon, Oxford, OX44

Guide Price £325,000 - Share of Freehold



Ready to occupy • Picturesque and peaceful location • 537 square foot • Allocated parking • Separate private enclosed garden • High specification and finish throughout • Far reaching outlook across open countryside • Share of freehold • EPC = B

About this property

This appealing first floor apartment is set in a highly attractive rural setting, located to the south of the highly regarded village of Cuddesdon, which has a historic connection with Oxford University.

The apartment offers a modern flair with a high specification throughout. The entrance hall has a useful storage cupboard to the right, whilst the hub of the home, the open plan kitchen / living / dining room offers an abundance of light with a French door Juliette balcony in the living area. The high quality fully fitted kitchen has custom designed Shaker style units with soft close doors and wood effect worktop. Integrated appliances within the kitchen include the following Neff appliances:- 4 point burner gas hob with splashback, stainless steel extractor hood, single oven, integrated dishwasher, integrated fridge/freezer and an integrated washer/ dryer. The luxurious bathroom is fitted with a white modern suite, stylish ceramic tiling, polished chrome ladder towel radiator and shaver socket. LVT wood effect flooring is fitted throughout, including within the bedroom.

Outside there is the benefit of a private garden, laid to lawn, and

one allocated parking space plus additional visitor parking.

Cuddesdon parish is home to Ripon College, the largest theological college in the Church of England. Whilst benefitting from being some 6 miles to the south-east of Oxford it also has excellent commuting links. Positioned within close proximity to both Junction 7 to the east and Junction 8 to the north east of the M40, giving you easy motorway access. Oxford Railway Station is just 8.8 miles away, giving you a service direct to London Paddington and the north. Haddenham and Thame Parkway is 10.4 miles giving you access to the Chiltern lines to London Marylebone and to the north. The village has a local pub, village hall whilst other amenities such as a superstore, petrol station and post office are only 2.5 miles away in the nearby village of Wheatley.

Viewings strictly by appointment with Savills. Get in touch to discuss further.

Tenure

Share of Freehold

Local Authority

South Oxfordshire District Council

Council Tax

Band = Not yet available

Energy Performance

EPC Rating = B





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Gross Internal Area 537 sq ft, 49.9 m²



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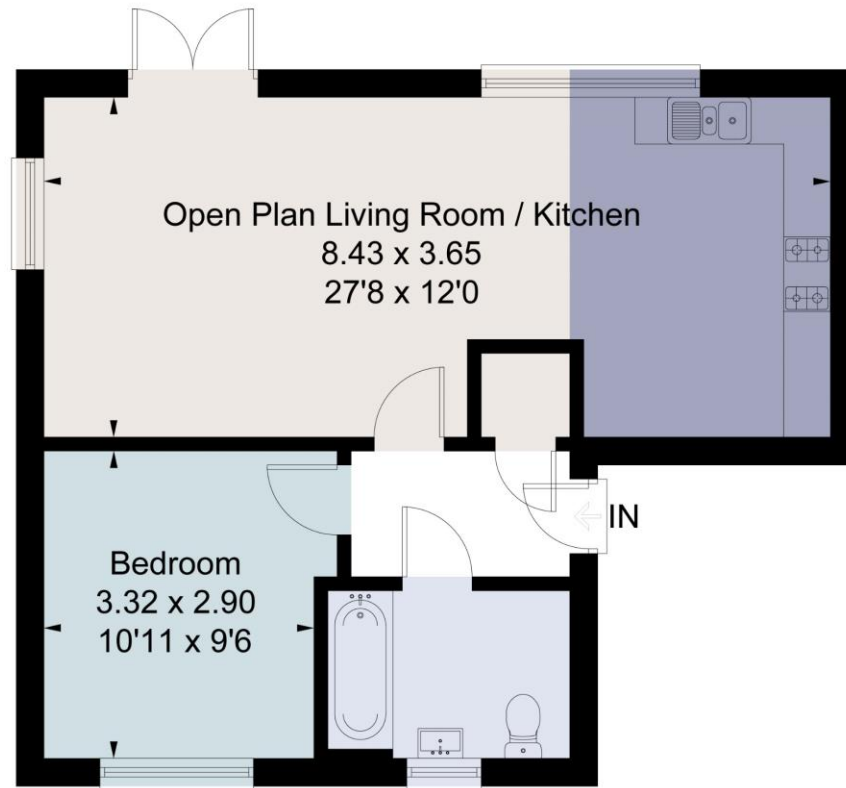
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Approximate Floor Area = 49.9 sq m / 537 sq ft



First Floor

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