



## Versatile contemporary home

**The Spinney, 59 Ladder Hill, Wheatley, Oxford, Oxfordshire, OX33 1HY**

Freehold



Sitting room • open plan kitchen/dining room • office/bedroom 5 • 4 bedrooms (all en suite) • ground floor annexe/bedroom 6 • attached indoor swimming pool • double garage & off road parking • terraces & gardens

#### Local information

Wheatley is a large popular village situated about 7 miles east of Oxford. The M40 (J8) is about 2.5 miles away. Haddenham & Thame Parkway station is 9 miles (London Marylebone about 45 minutes). Amenities include primary and secondary schools, a sports centre, post office, doctors surgery, shops, several public houses and restaurants. Regular bus services operate from the village to Oxford. Thornhill Park & Ride is about 2 miles with regular bus services to London and the airports.

#### Directions

From the A40 stay proceed on Holloway Road into the village. At the junction with Church Road go straight over. Then very slight left and right onto Ladder Hill. A short distance after Windmill Lane the drive to Ladder Hill is found on the left and the property is the first on the right.

#### About this property

Situated in an elevated position at the edge of the village The Spinney sits on a private shared drive. Constructed of stone beneath a tile roof the property was built in the mid-1980s in a contemporary style. With a continental feel, the accommodation over split levels flows well. A bright glazed hall steps down to the sitting room with fireplace and sliding doors to the deck terrace. The recently updated open plan kitchen dining room is the heart of the home. Appliances include gas range cooker, wine fridge a US style

fridge freezer. The dining area opens to the terrace and to the indoor pool. There is an office/bedroom 5 and boot room on the ground floor. On the first floor are four double bedrooms each with en suite shower rooms, and one opening onto a roof terrace.

The heated swimming pool has sliding doors to the terrace and separate changing room with shower and WC.

With a separate entrance at the side of the garage, the annexe is also accessed from the main house. There is a bed/sitting room, kitchen area and an en suite bathroom.

Arguably one of the loveliest features of The Spinney is the decking and terrace areas round the whole of the garden façade. There is an outdoor fireplace and barbeque area. There are steps to the lawn area, off road parking and attached double garage.

Photographs taken August 2020.

#### Services

All mains services are connected. Gas fired central heating. Honeywell remote thermostats. Security system.

#### Tenure

Freehold

#### Local Authority

South Oxfordshire District Council

#### Viewing

Strictly by appointment with Savills





Approximate Area = 321 sq m / 3452 sq ft  
Garage = 28 sq m / 302 sq ft  
Annexe = 36 sq m / 391 sq ft  
Plan Room = 9 sq m / 95 sq ft  
Total = 394 sq m / 4240 sq ft  
For identification only. Not to scale.  
© Fourwalls



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Drawn for illustration and identification purposes only by fourwalls-group.com 261842

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02029040 Job ID: 145540 User initials: NQ