

Versatile contemporary home

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



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



















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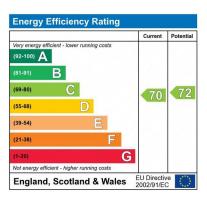
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Approximate Area = 321 sq m / 3452 sq ft Garage = 28 sq m / 302 sq ft Annexe = 36 sq m / 391 sq ft Plan Room = 9 sq m / 95 sq ftTotal = 394 sg m / 4240 sg ftFor identification only. Not to scale.





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