

‘HOLYWELL COTTAGE’

49 CHURCH ROAD, WHEATLEY, OXFORD, OX55 1LU.

This five bedroomcd detached house dates from the end of the 19th Century and is set within a Conservation Area. Built of stone under a clay tiled roof, ‘Holywell Cottage’ offers three large reception rooms, two bathrooms and five bedrooms. This substantial period home benefits from rooms of generous proportions with high ceilings and an attractive stone mullioned bay window, gas central heating and secluded gardens to the south and east of the property. This characterful property offers a rare opportunity to purchase an attractive period family home. Some updating has been earned out but any potential purchaser should be aware that items such as electrics, roof coping and lead flashings may need some attention.

OUTSIDE

The property is accessed by a drive at the front of 51 Church Road, leading to the front of 49 Church Road. The occupiers of 51 Church Road have a right of way over that part of the drive in front of their property.

The garden of Holywell Cottage is mainly to the front and east of the property, the eastern part being to the rear of 51 Church Road. There is space to erect a secluded double garage either to the front or east of the property, subject to the usual planning regulations.

HISTORY

22/02/1871	Land formerly known as ‘Bays Garden’ sold by William Wadbrook to Robert Chapman
17/12/1872	Land sold to Joseph Hussey Cooper
04/02/1881	House erected by Cooper sold to Rev. Edwin Bird
26/03/1892	House extended by Bird, ‘Prospect Villa’, sold to James <u>Griffin</u>
16/04/1895	Sold to Percival Pinnock
08/09/1905	Now named ‘Park Hill’ sold to Clapton C Rolfe
15/07/1933	Now Named ‘Holywell Cottage’ sold to Sarah <u>Ann</u> Watts
09/08/1941	Passed to Edith Bax.....during the War apparently requisitioned and used as flats
August 1978	Sold to present owner.

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LOCAL AUTHORITY

South Oxfordshire District Council
Council Offices
Crowmarsh
Wallingford
Oxfordshire OX10 8HQ
Telephone (01491) 835351

FIXTURES AND FITTINGS

Only those fixtures and fittings mentioned in these sales particulars are included in the sale; all others are specifically excluded but may be available by separate negotiation .

MORTGAGES

Mortgages (subject to status) are available through Wheatley Estate Agents. Please call for further details.

SERVICES

All mains services are connected to the property.

Band

If you have a property to sell in Wheatley or any of the surrounding villages contact **WHEATLEY ESTATE AGENTS** to give you a free, no obligation, market appraisal.



If you wish to view this property please call Wheatley Estate Agents on (01865) 872073 or 872411 to make an appointment

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£335,000 FREEHOLD

HOLYWELL COTTAGE'



ACCOMMODATION

ENTRANCE HALL

Original quarry tiled floor. Stone mullioned window with leaded lights. Deep downstairs cupboard. Radiator. Stairs to first floor.

BATHROOM 1

Fitted suite comprising panelled bath, wash hand basin and low level WC. Part tiled walls. Tiled floor. High level cupboard. Light with shaver point.

DINING ROOM

15'5" (into bay) X 13'

Solid pine door. Open fireplace with slate surround. Radiator. Modern parquet floor.

SITTING ROOM

18'4" X 17'3" (into bay)

Solid pine door. Open fireplace with marble surround. Wood block flooring. Double french doors to garden. Attractive beam and supporting pillars. Two double radiators. Coving to ceiling. Stone mullioned bay window with some stained glass. TV aerial socket.



sitting room



dining room

BREAKFAST ROOM

16'2" x 13'

Radiator. Open fireplace. Ceramic tiled floor. Two wall lights. Telephone point. Large cupboard. Large pine dresser base.

X- GALLEY KITCHEN 19'10" x 6'7"

Fitted base units with teak worksurface over and wall mounted cabinets above. Solid mahogany doors to cupboards. Plumbing for dishwasher and washing machine in concealed units. Double stainless steel sink and drainer. Walk-in pantry. Door to courtyard. Gas boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING

Radiator. Stairs to second floor.

MASTER BEDROOM

18'9" X 15'3" (into bay)

Alabaster fireplace. Two double radiators. Attractive Oriel window. Coving to ceiling. Radio aerial socket. Solid pine door.

BEDROOM 2

15'9" x 13'

Double radiator. Range of fitted wardrobes. Airing cupboard housing immersion heater and shelving.

BEDROOM 3

13' x 12'

Double radiator.

BATHROOM 2

Fitted suite comprising panelled bath, wash hand basin and low level WC. Radiator. Shaver point. Marble topped wash stand.

SECOND FLOOR LANDING

Large landing area. Door to;

BEDROOM 4

12'6" x 12'9"

Access to remaining boarded loft area. Door to;

BEDROOM 5

11' x 12'6"