

COLLETT DRIVE
OXFORD, OX2 8FU

**PENNY &
SINCLAIR**



COLLETT DRIVE

OXFORD, OX2 8FU

£1,250,000

A beautifully presented four/five bedroom home with roof terrace located in the ever popular Wolvercote Mill.

Four/Five Bedrooms • Integral Double Garage • Roof Terrace and Garden • Three Bathrooms (One En Suite) • Immaculate Condition • EPC - B

DESCRIPTION

Built by CALA Homes in 2020, this four/five bedroom detached family home is presented in excellent condition throughout. On the ground floor the property consists of large entrance hall with W.C, spacious lounge, and fantastic kitchen/diner with island. Double doors in the kitchen open onto the garden, and an access door also leads into the garage with electric up and over door and electric charging point. The first floor consists of a generous master bedroom with walk in wardrobe and ensuite bathroom. A further double bedroom with built in wardrobe is across the landing as well as a family bathroom. A third double bedroom /study on this level has direct access onto a decked roof terrace. Currently being used as a study, this could work as an additional reception room or playroom. On the second floor sit two further generous double bedrooms with built in wardrobes and family shower room. The rear garden is laid mainly to lawn and has a paved area perfect for al fresco dining. There is ample driveway parking in front of the garage and the property comes to the market in 'move in' condition and also benefits from underfloor heating throughout.

SITUATION

Situated on the edge of North Oxford and Port Meadow, Wolvercote Mill is a sought-after development which has a bustling community and yet still offers a peaceful lifestyle. The village offers a range of amenities including The Jacob's Inn pub, a post office/general store and is within close proximity to North Oxford's excellent range of State and Independent schools. The location provides good access to all of the day-to-day shopping facilities of Summertown including Marks & Spencer, bars and restaurants, with slightly further afield the comprehensive amenities of Oxford City Centre. There is easy access to the A34, A40 and M40 connecting to London, whilst Oxford Parkway station offers regular services into London Marylebone and the central Oxford rail station leads into London Paddington.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

Council Tax Band 'G' amounting to £3,704 for the year 2022/23.

LOCAL AUTHORITY

Oxford City Council, Queen Street, OX1 1EN

AGENTS CONTACT DETAILS

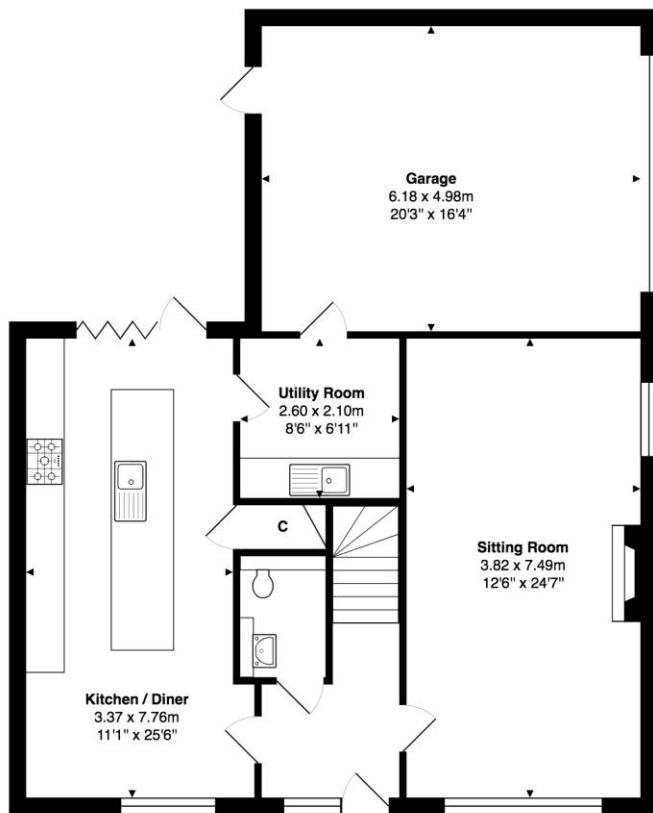


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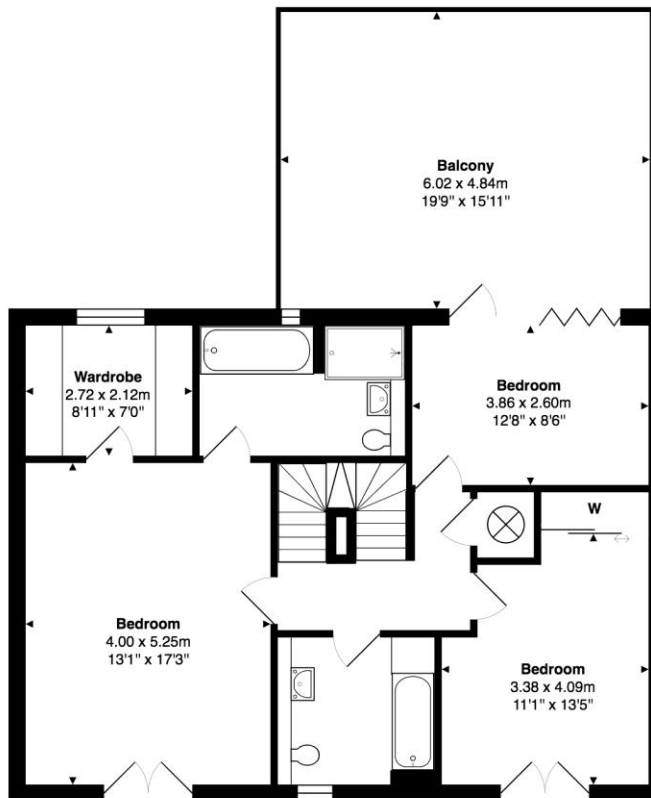
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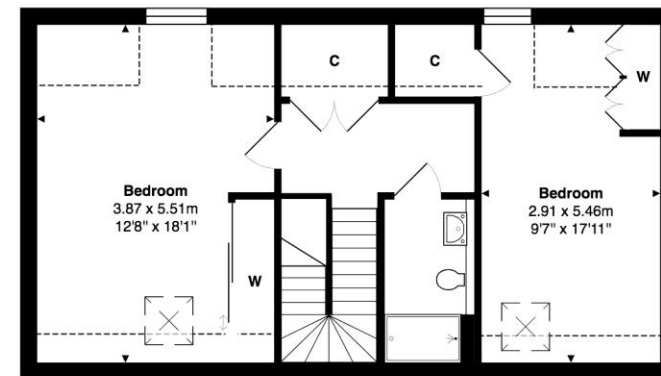




Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area

Main House 202.3 m² / 2183 ft²
 Garage 30.7 m² / 330 ft²
 Balcony 29.1 m² / 313 ft²
 Total 233 m² / 2513 ft² (excluding balcony)

 reduced headroom (less than 1.5 m / 5 ft)

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