



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Valentine Cottage, Crown Road, Wheatley, OX33 1UL**



A home to make the heart sing - Valentine Cottage is a charming, 4 bedroomed, 17th century property in the very centre of Wheatley village. With everything you would hope to find in a period home, Valentine Cottage offers beams, sloping ceilings and character in each quirky corner.

## Valentine Cottage

Nestled in an elevated position in a quiet corner of 'old' Wheatley, Valentine Cottage is instantly appealing. Built in the 1600's of traditional, sandy coloured, local stone, the home is nothing but charming and its own little private gated driveway makes it practical as well. The current owner has made a number of improvements to the cottage and replacing the tarmac at the front of the house with Indian sandstone is one of them. A lovely approach indeed.

Walking into the property and the first impressions are ones of warmth, cosiness and character. The living room at the front of the property is long and large with beautiful beams from front to back. A huge working inglenook fireplace sits proudly at the far end of the room, with its exposed stone surround an original feature we always hope to find in cottages of this age. Somewhat surprisingly, the house hides a little additional room at the rear - currently used as a library and study space, it would equally make an excellent playroom.

The kitchen sits on the right of the property, fully fitted with deep emerald green shaker style units that stand out - we love their bold, beautiful statement but they could easily be repainted to a different colour. The scheme works perfectly with the dark granite worktop and Moroccan style floor tiles (with underfloor heating) and the William Morris wallpaper completes the 'arts and crafts' feel that suits this property down to the ground.

Upstairs, there are four bedrooms of varying sizes. The principle bedroom in particular is a generous space with original built in storage - and decor that adds a little sprinkling of magic! Gold stars adorn the ceiling, exposed stonework sits alongside pretty floral wallpaper and the dormer windows add further character to this delightful room. The three further bedrooms are smaller in size but suitable for a variety of uses - excellent children's rooms or perhaps a quiet home office space or even a generous dressing room for the principle bedroom. All flexible in







purpose, beautifully decorated and full of the quirky charm that sets the cottage apart.

The bathroom in particular is a treat - fully renovated with beautiful hexagon tiling, Victorian style pedestal sink and a luxurious bath, this is a bathroom in which to relax and unwind.

Outside, the garden is a quiet and private space with a lawned area surrounded by cottage style borders which have been lovingly planted with fragrant climbers and fruit trees to enjoy in the summer months. As with the property itself, this is a carefully thought-out area to enjoy and feel at home in.

Valentine Cottage is a home brimming with comfort. The character of the cottage has been joyfully enhanced by the current owner and the property offers living space full of features but with every comfort of modern living. A gorgeous cottage that will make a wonderful home. A cottage to fall in love with.





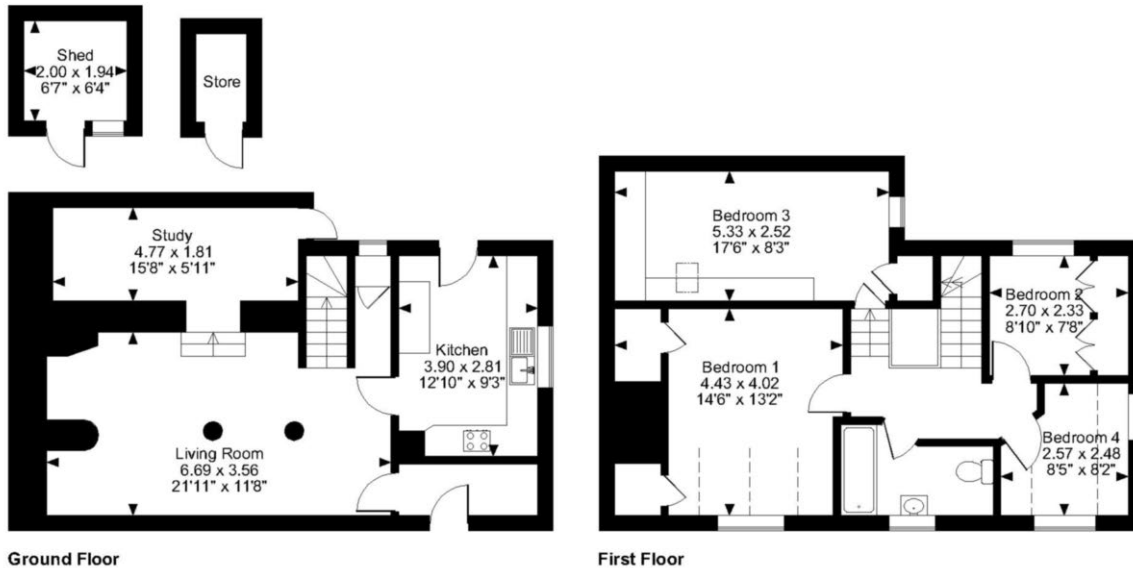


## Wheatley

Wheatley is a large and bustling village with its own mini high street which includes a fantastic independent cafe, butcher, bakery, library, post office and a choice of pubs. Amenities also include a popular primary school and secondary school, sports centre and a highly rated doctors surgery and dental practice. Buses into Oxford are frequent (only 20 minutes door to door) and the A40 sits just on the edge of Wheatley itself, making links to London and the Midlands quick and convenient. Countryside walks are also on your doorstep and Shotover Country Park offers acres of woodland to explore.



**Valentine Cottage, Crown Road, Wheatley, Oxford**  
 Approximate Gross Internal Area = 1226 Sq Ft/114 Sq M  
 Ground Floor = 552 Sq Ft/51 Sq M  
 First Floor = 614 Sq Ft/57 Sq M  
 Outbuilding = 60 Sq Ft/6 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ Denotes restricted head height  
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**SERVICES**

Mains gas, mains water and mains drainage.

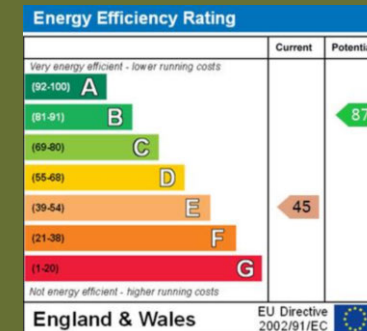
**LOCAL AUTHORITY**

South Oxfordshire District Council

**TAX**

Band D

**VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**



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