



Parklands Manor, Besselsleigh, Oxfordshire

**Carter Jonas**

# **10 PARKLANDS, BESSELSLEIGH, OXFORDSHIRE, OX13 5PN**

Double reception, kitchen, cloakroom  
3 double bedrooms (1 en-suite), family bathroom.  
Landscaped garden, garden studio/home office with heating  
and air conditioning, allocated parking  
EPC rating = C

## **SITUATION AND LOCATION**

Parklands Manor is situated within the parish of Besselsleigh, a small village with parish church and the renowned Greyhound pub & restaurant. The neighbouring village of Appleton provides a village pub, community shop, tennis & cricket clubs as well as the historic St Lawrence Church and the Ofsted 'Outstanding' Appleton Primary School. There are excellent transport links with easy access to the A34, M40 and M4. Didcot Parkway railway station (12 miles) has a regular service to London Paddington, and Oxford Parkway (9 miles) to London Marylebone. There is a regular bus service directly outside Parklands giving easy access to the university city of Oxford just 6 miles away

## **DESCRIPTION**

Parklands Manor is an exceptional collection of homes nestled within 23 acres of private gated parkland, offering a harmonious blend of modern comfort and timeless charm. Each residence has been thoughtfully designed to complement the natural beauty of the surrounding countryside, providing a tranquil living environment. The development features a carefully curated mix of contemporary and traditional architecture, including a beautifully restored Victorian Manor House that has been transformed into elegant apartments. This idyllic setting borders the ancient Besselsleigh woodland, creating a perfect backdrop for countryside walks and outdoor enjoyment. For those with a passion for fitness, the estate also includes a purpose-built 1km jogging trail, thoughtfully integrated into the landscape and enhanced with a variety of wooden fitness stations.

**A BEAUTIFULLY APPOINTED HOME WITHIN THE PRESTIGIOUS PARKLANDS  
MANOR ESTATE, SET AMONGST APPROXIMATELY 23 ACRES OF PRIVATE  
GROUNDS, YET CONVENIENTLY LOCATED WITHIN EASY REACH OF OXFORD.**







This beautifully appointed end-of-terrace home represents the essence of effortless living in a truly unique setting, boasting uninterrupted views across the grounds and countryside beyond. The property is enhanced by a meticulously designed south facing garden, complete with a stylish garden studio with heating and air conditioning, easily adaptable to many requirements. The garden also enjoys direct access to the surrounding parkland. In addition, the home benefits from adjacent parking as well as a second dedicated space within the nearby car barn.

Inside, the accommodation is bright and contemporary. At the front of the house, a fully equipped kitchen features top-of-the-range Siemens appliances and enjoys countryside views. To the rear, the sitting and dining room overlook the stunning landscaped garden, creating a seamless connection between indoor and outdoor living. A cloakroom completes the ground floor.

Upstairs, there are three double bedrooms. The principal bedroom includes an en-suite shower room, while a stylish family bathroom serves the remaining rooms. All bedrooms are fitted with built-in wardrobes, with the third bedroom, currently used as a study, featuring additional bespoke cabinetry. Throughout the home, high-quality shutters add a refined and contemporary finish to every window.

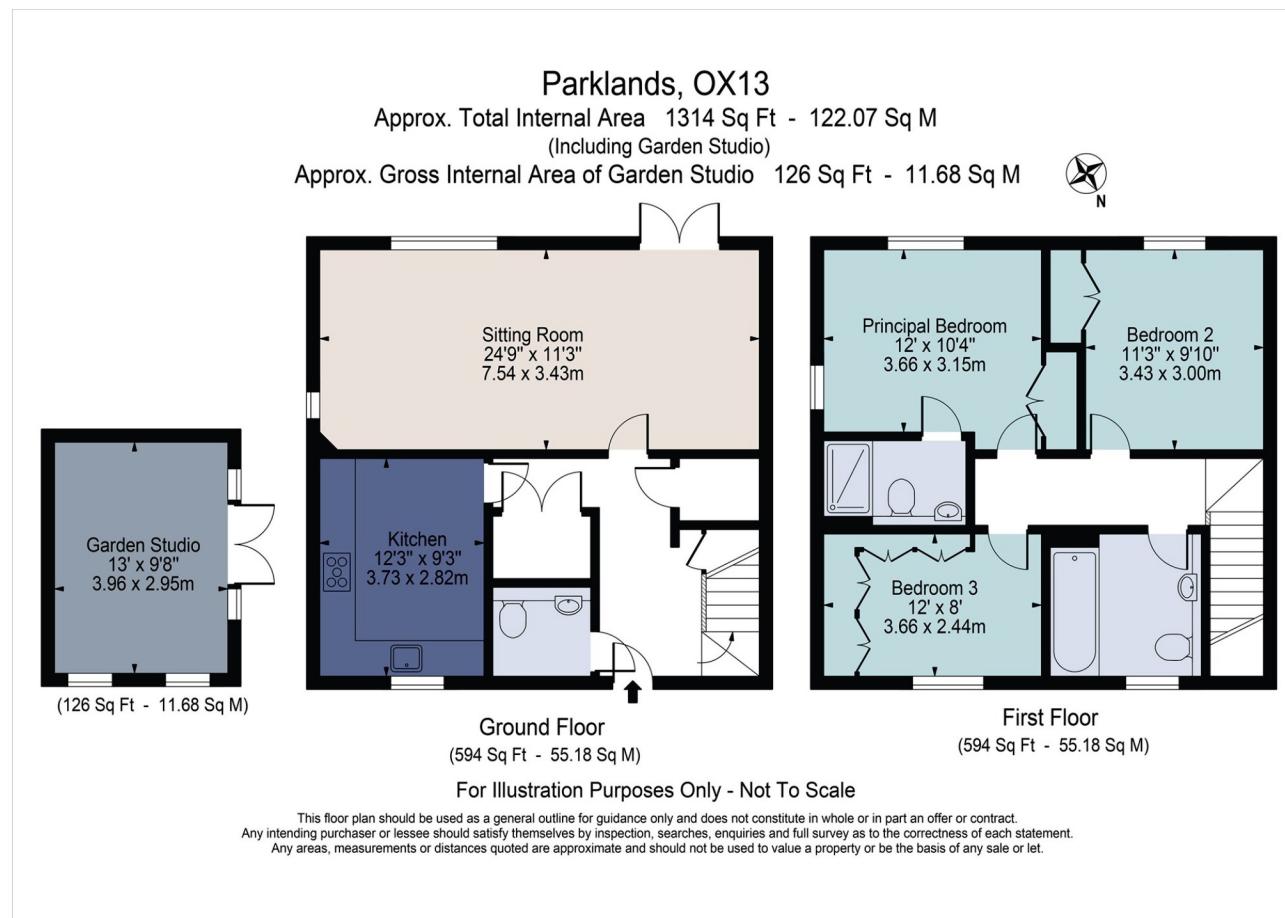
## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the selling agents Carter Jonas – T: 01865 511444

**Directions to** Services: Mains electricity, water and drainage connected. LPG central heating  
**OX13 5PN** Local Authority: Vale of White Horse District Council  
Council Tax: Band D  
Maintenance charges for communal areas and grounds £1,200 per annum for 2025  
Brochure prepared November 2025  
photographs taken Spring & Summer 2025





**Oxford 01865 511444**

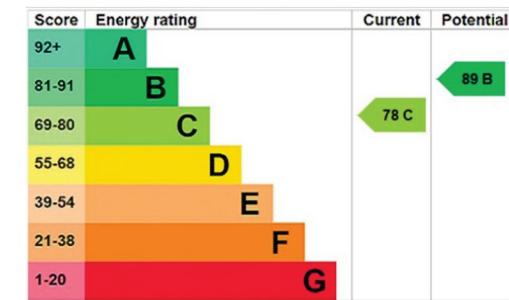
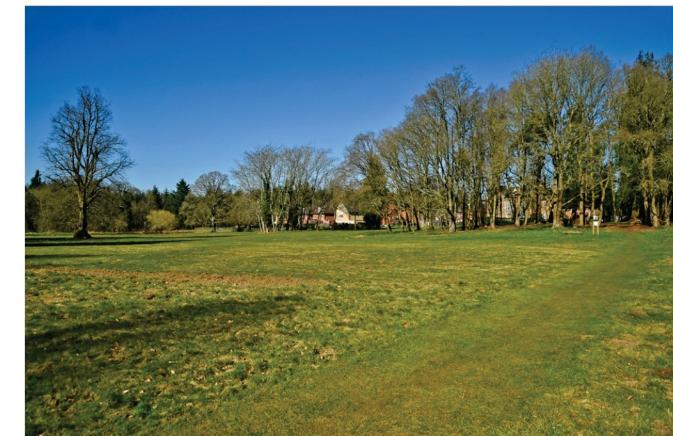
oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK

A member of  
**OnTheMarket.com**



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.