



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 OX13 5PN** Services: Mains electricity, water and drainage connected. LPG central heating  
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

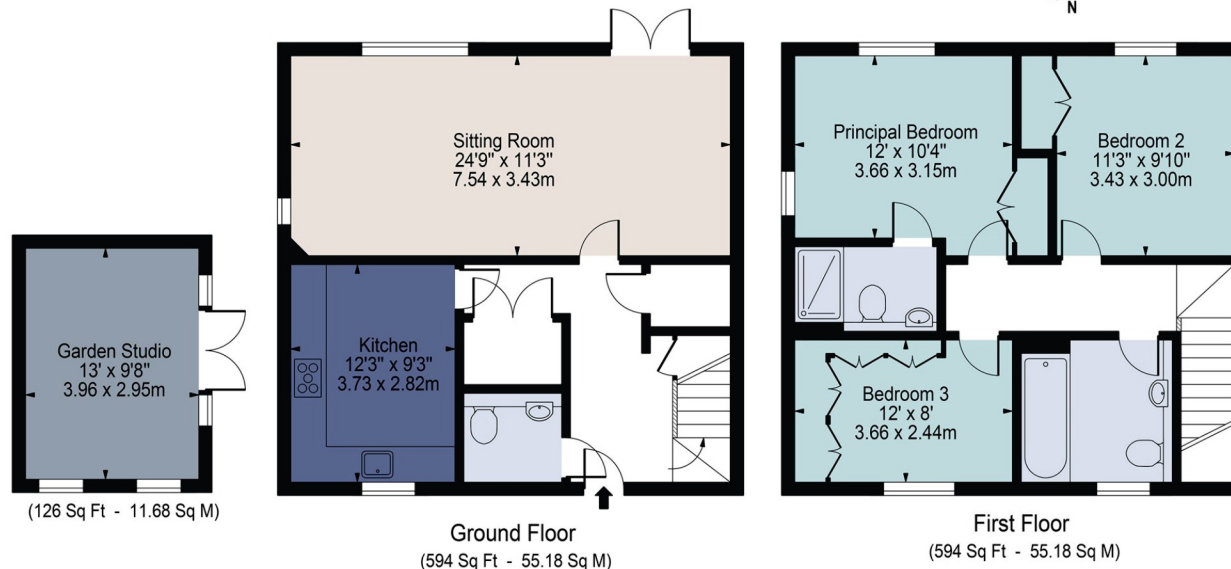








**Parklands, OX13**  
 Approx. Total Internal Area 1314 Sq Ft - 122.07 Sq M  
 (Including Garden Studio)  
 Approx. Gross Internal Area of Garden Studio 126 Sq Ft - 11.68 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### IMPORTANT INFORMATION

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