



Beckley, Oxfordshire

Carter Jonas

HOLLYBUSH HOUSE WOODPERRY ROAD BECKLEY OX3 9UZ

- Mature Plot Extending To Around 1 Acre
- Four Bedrooms
- Four Reception Rooms
- Four Bathrooms
- Garage Building
- Popular Village Location

DESCRIPTION

This individual family home, approached along a shared private road, offers spacious, versatile living accommodation and is complimented by large mature gardens.

Impressive principal reception hall with dual staircase and galleried landing which can be used as a dining hall, with a boot room and cloakroom off. Large well-balanced sitting room with central fireplace and wood burner, plus a bespoke media cabinet, and two sets of French doors opening onto the gardens.

The large kitchen/family room, with space for breakfast table and sofas, has French doors opening onto the garden patio area, ideal for entertaining. The kitchen has a range of cabinets with granite tops, range cooker, dishwasher and American fridge freezer. Breakfast island and ceramic double butler sink. Door to pantry with a range of cabinets with shelves over, and door to garden. Utility room with range of cabinets and space for white goods, with door to garden. Office with built-in furniture to include desk, shelves and cabinets. Off the hall, there is access to a cellar.

On the ground floor is a self-contained bedroom with French doors to garden, sitting room and ensuite shower room, perfect for multigenerational living. The first floor has a large galleried landing overlooking the reception hall. The principal bedroom is a large double with French doors, Juliet balcony overlooking the gardens, built-in eaves wardrobes, and an ensuite with walk-in shower. Bedroom two is a double with built-in wardrobes and ensuite shower. There are two further doubles, and house bathroom with bath and separate shower. Some of the rooms have sloping ceilings.

LARGE INDIVIDUAL FAMILY HOME STANDING IN AN ACRE OF MATURE GROUNDS WITH COUNTRYSIDE VIEWS, IN THE EVER POPULAR VILLAGE OF BECKLEY







The property is approached via a sweeping driveway providing generous off-road parking facilities, and stands in a large plot extending to around 1 acre, with mature gardens to the front and rear. Mature trees, and patio areas which are ideal for relaxation and entertaining. There is a garage block comprising a single garage with a double carport to the side, which is currently used as a gym. Attached to the rear of the building is a useful storage shed, and enclosed animal run.

LOCATION

Beckley is a highly sought-after village located approximately 3 miles from Oxford's ring road, offering excellent accessibility to the M40 and A34 for convenient commuting. Known for its strong sense of community, Beckley has both a highly regarded primary school, making it ideal for families, and a superb community-owned public house, which serves as a vibrant social hub. Surrounded by picturesque countryside, Beckley combines rural charm with easy access to the city, offering residents the perfect balance of tranquillity and convenience.

Oil fired central heating
 Septic tank
 Mains water and electricity
 Council Tax Band C

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agent Carter Jonas - T: 01865 511444

Directions OX3 9UZ

what3words:///roadshow.flamenco.donor





Approximate Gross Internal Area 4507 sq ft - 419 sq m

Basement Area 114 sq ft – 11 sq m

Ground Floor Area 2526 sq ft – 235 sq m

First Floor Area 1867 sq ft – 173 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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