



Beckley, Oxfordshire

Carter Jonas

HOLLYBUSH HOUSE WOODPERRY ROAD BECKLEY OX3 9UZ

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

DESCRIPTION

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

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 GARDENS, PONY PADDOCK, AND COUNTRYSIDE VIEWS, IN THE WELL SITUATED AND POPULAR VILLAGE OF BECKLEY







The property is approached via a gated sweeping driveway providing generous off-road parking facilities, and stands in a large plot extending to around 1 acre, with mature gardens, trees, patio areas which are ideal for relaxation and entertaining, and pony paddock. There is a garage block comprising a single garage with a double carport to the side. 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



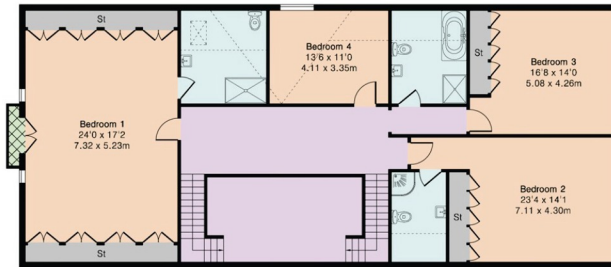


Approximate Gross Internal Area 4507 sq ft - 419 sq m

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



First Floor



Basement

Ground Floor



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.

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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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