

Lye Hill House, Holton, Oxfordshire

---



# A substantial detached house with countryside views close to Oxford.

---

## Summary of accommodation

Reception hall | Breakfast room | Drawing room | Dining room | Study | Sitting room  
Utility room | 4 bedrooms including principal and guest bedroom suites  
One further family bathroom | 2 guest cloakrooms

Large garage with potting shed and machinery store

In all about 1.3 acres.

## Distances

Oxford 10 miles, M40 (J8) 2.6 miles, Haddenham & Thame Parkway 10 miles (London Marylebone from 36 minutes), Heathrow Airport 39 miles

(All distances and times are approximate).

## Property & Location Description

Lye Hill House is a substantial and attractive detached house with generous gardens, a paddock and wonderful views within 10 miles of Oxford.

The accommodation is set over two floors and includes a grand reception hall, large dining room and elegant drawing room, together with a sitting room, which could potentially be converted into a staff/guest flat. There are 4 bedrooms on the first floor, including two suites. To the exterior, there is a large detached garage, gardens to the front and rear, and a small paddock. The house is approached via a track off the Holton road, with Holton itself a sought-after village close to Oxford.

Travel links from the property are excellent, with easy access to the M40 at either junction 8 or 9, Haddenham & Thame Parkway within 10 miles (providing a fast rail service to London Marylebone from 36 minutes), and Heathrow Airport within 39 miles. There is also a Park & Ride service within 2.8 miles, where the Oxford Tube runs a 24-hour service into central London.









Holton benefits from a good community with a local Church dating back to the 12th Century, three working farms and a village hall. Further comprehensive amenities can be found in Wheatley, Oxford and Thame; the renowned Le Manoir aux Quat'Saisons is also close by.

There are good sporting and leisure facilities within the surrounding area, including David Lloyd Health & Leisure Club, the Nuffield Health Club in North Oxford and golf at Horton cum Studley. The picturesque surrounding countryside (including the Shotover Estate) provides inspiring scenery and wonderful walking routes.

Schooling in the area is excellent with many renowned Oxford schools close by; these include the Dragon, St Edward's, Magdalen College, Headington School and Oxford High School, to name a few.

## What3words

///seagulls.comedy.gangway

## Property information

**Services:** Mains electricity, drainage and water. Oil fired central heating.

**Local authority:** South Oxfordshire District Council

**Tenure:** Freehold

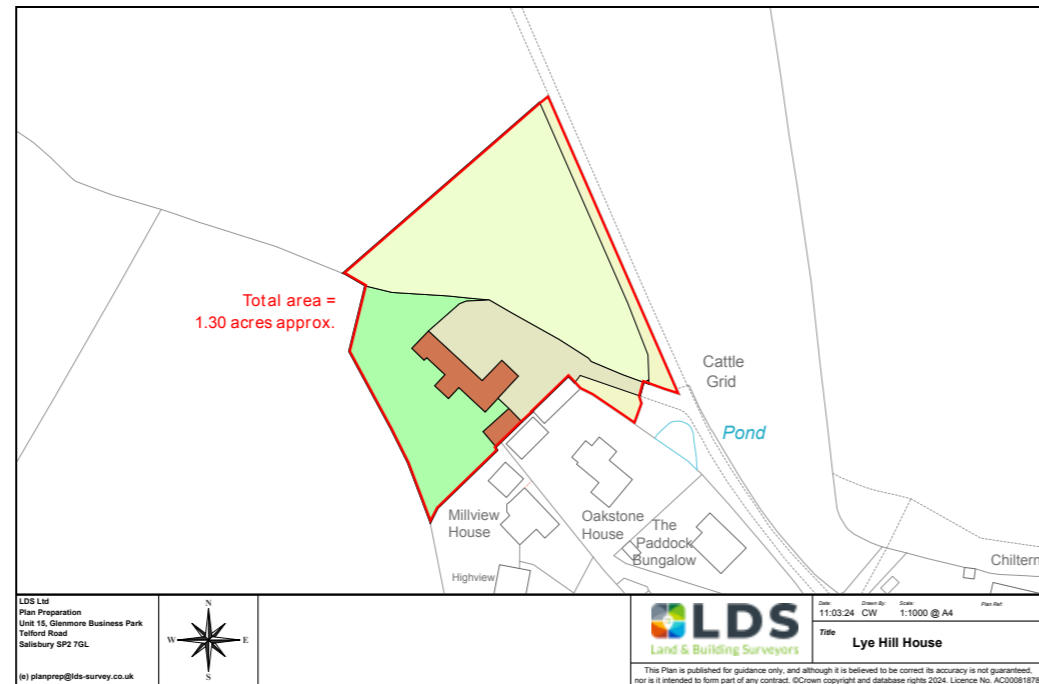
**Council Tax Band:** G

**EPC:** E

**Rights of Way:** There is a small public footpath across the paddock.

## Viewings

By appointment through sole selling agent Knight Frank.



## Approximate Gross Internal Floor Area

Ground floor = 187 sq m / 2,018 sq ft

First floor = 126 sq m / 1,357 sq ft

Garage Area = 50 sq m / 539 sq ft

Total area = 313 sq m / 3,375 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Knight Frank Oxford

274 Banbury Road  
Summertown  
Oxford  
OX2 7DY  
[knightfrank.co.uk](http://knightfrank.co.uk)

## We would be delighted to tell you more

Ellie Fieldwick

01865 264850

[ellie.fieldwick@knightfrank.com](mailto:ellie.fieldwick@knightfrank.com)

Damian Gray

01865 790077

[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.









Date: 18 March 2024  
Our reference: OXF012443995

## Lye Hill House, Holton, Oxford, OX33 1QF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**Damian Gray**  
Regional Partner  
+44 1865 264 851  
[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

**Ellie Fieldwick**  
Negotiator  
+44 186 526 4850  
[ellie.fieldwick@knightfrank.com](mailto:ellie.fieldwick@knightfrank.com)

**Knight Frank, Oxford**  
Unit 3, 274 Banbury Road, Summertown, Oxford, OX2 7DY  
+44 1865 790077

[knightfrank.co.uk](https://knightfrank.co.uk)

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.2 Feb 24