



BECKLEY, OXFORD

OX3 9US



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A comfortable village house close to Oxford with views of Otmoor
Nature Reserve.



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Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: mains drainage, Gigaclear fast broadband, oil-fired central heating with an external boiler



PROPERTY

The house lies in the centre of the village and occupies a delightful position close to the Church and set back from the lane. It sits in an elevated position with views to Otmoor and the surrounding countryside.

It offers excellent family accommodation over two floors with all the rooms enjoying good natural light, and from the first floor the bedrooms to the rear all enjoy far-reaching country views to Otmoor.

An entrance lobby/hall at the side takes you into the ground floor. On the ground floor, there is a choice of three reception rooms with the drawing room having a lovely outlook. There is also a WC and store cupboard. The kitchen/breakfast room is the heart of the home with an excellent range of units, an Aga range and a large space for a breakfast table. A door off leads to an excellent utility room and there are French doors opening onto the garden. On the first floor, there are six bedrooms. The principal bedroom has an ensuite bath/shower room. There is a second ensuite bedroom, four further bedrooms, and a family bathroom.











LOCATION

The house is set back from the lane and approached through double wooden gates over a gravel drive to a parking area. The gardens, which are walled to the front, lie mainly to the front, side and rear and comprise well stocked herbaceous borders and lawned areas. At the rear there is a delightful paved seating/dining area from which to enjoy the views. There is also a lower area of garden with vegetable borders and a garden shed with windows and power supply.



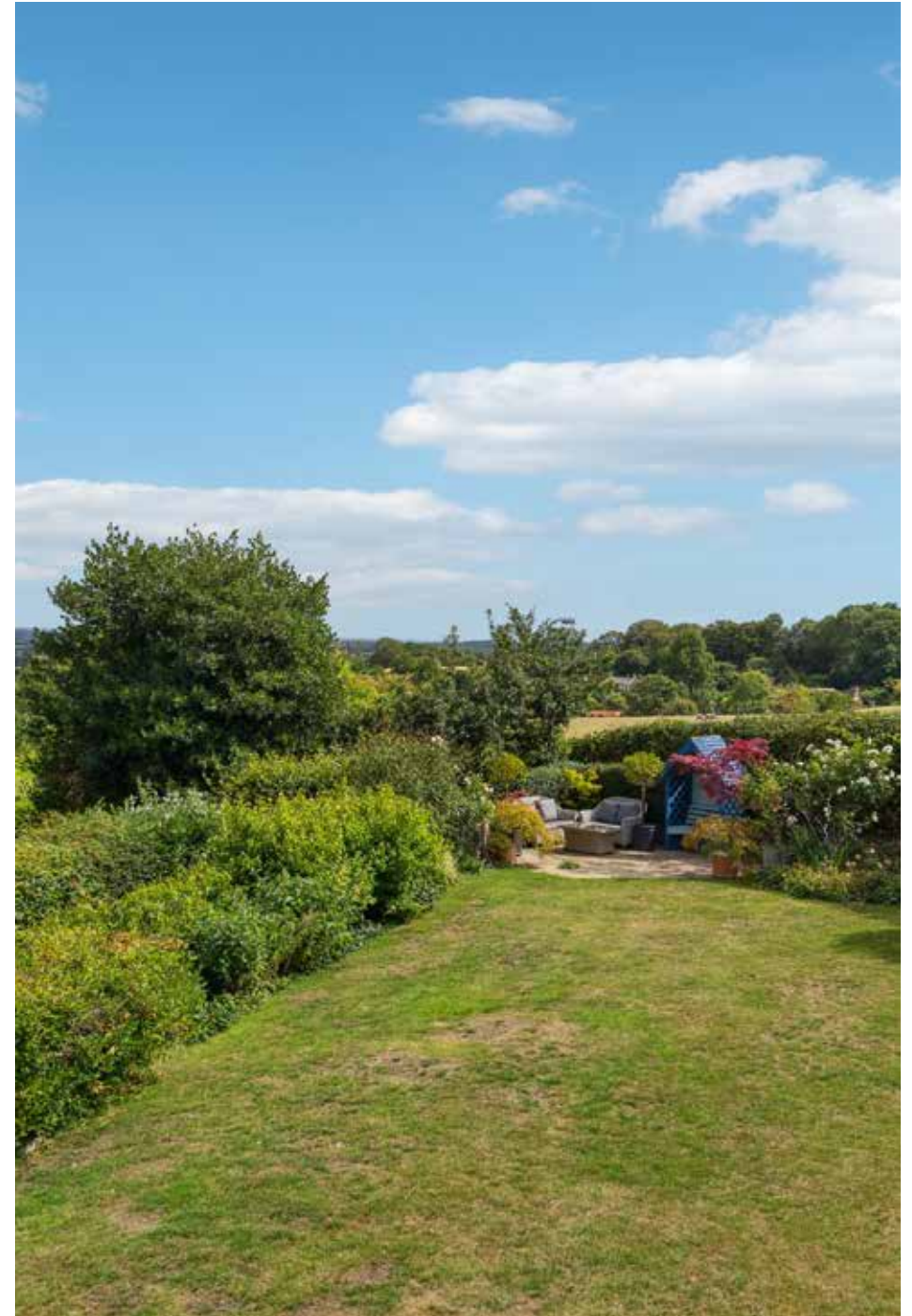




LOCATION

Beckley is ideally situated just 4.5 miles northeast of Oxford and adjoins the RSPB Otmoor Nature Reserve. It is a thriving village with a community-owned pub, the Abingdon Arms, a primary school, a new village hall, a church and sports fields and tennis court. At Stanton St. John, there is a well-stocked village shop offering deliveries of milk and groceries and Rectory Farm pick-your-own fruit and vegetables, cafe and farm shop.

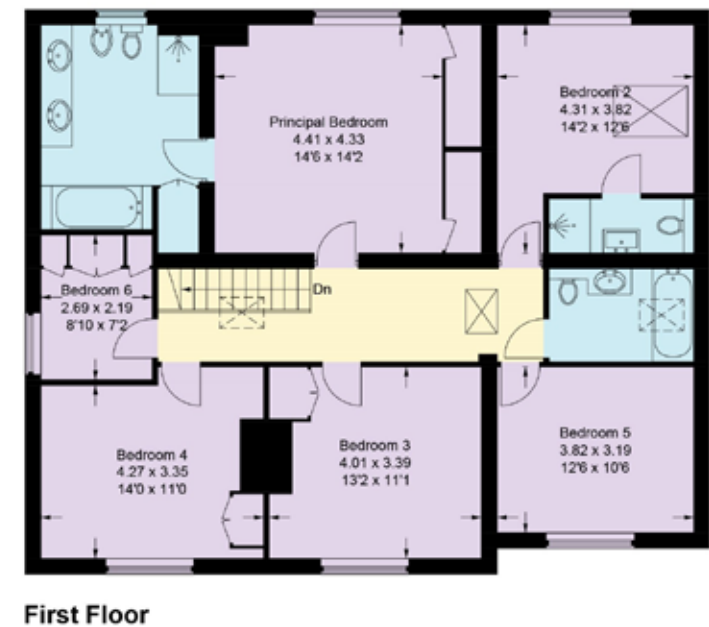
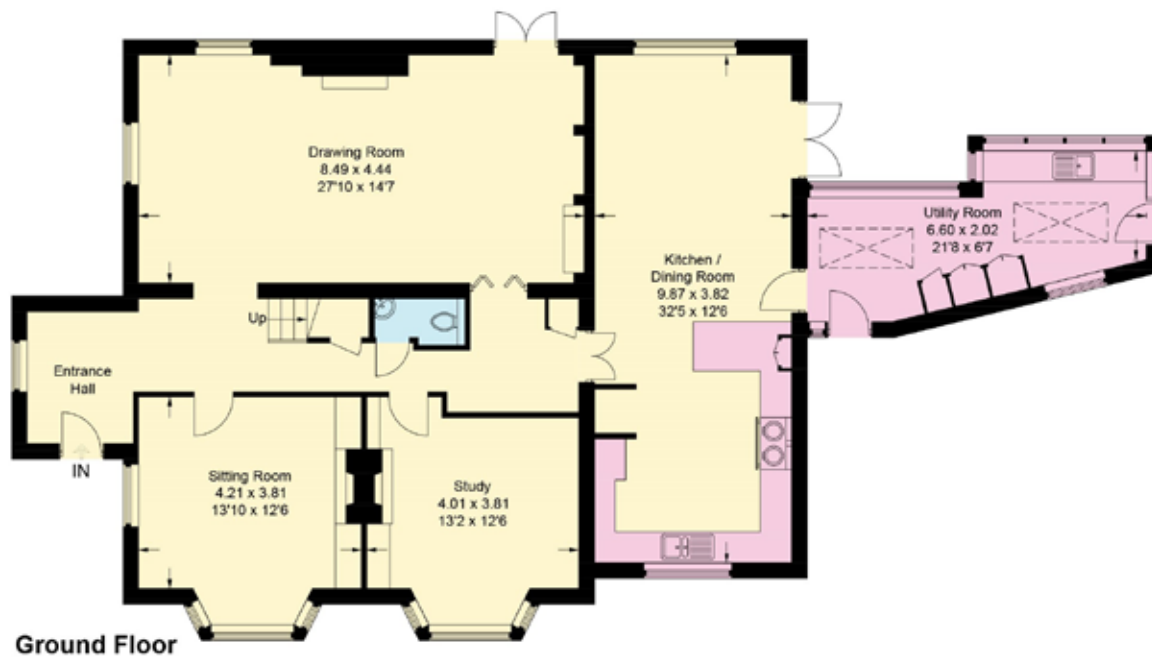
Communications are excellent. Haddenham and Thame railway station, 14 miles away, has services to London Marylebone in 39 minutes. At Islip rail station, 4 miles away, there are services to London Marylebone and to Oxford. The M40 (jet 8a) is about 8 miles from Beckley. From Thornhill Park and Ride, there are bus services to London Victoria, Heathrow and Gatwick airports.





Church Corner House

Approximate Gross Internal Area = 279.0 sq m / 3,003 sq ft



Approximate Gross Internal Area = 278.99 sq m / 3,003 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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