



Hillview
Oakley Wood | Benson | Wallingford | Oxfordshire | OX10 6QG

FINE & COUNTRY

HILLVIEW

Nestling in the heart of The Chiltern hills surrounded by fields and private woodlands within an area of Outstanding Natural Beauty, a beautifully renovated, substantial brick and flint home set in grounds of just under an acre. Within the grounds is a separate two bedroom detached cottage/annex.



OVERVIEW

'Hill View' is an aesthetically pleasing very spacious detached property of over 7,000 square feet (including the gym and garage and separate cottage) A significant program of improvements with high quality fixture and fittings has just been completed. Of special note is the galleried landing, high vaulted ceilings, a feature brick fireplace in the drawing room and an imposing high vaulted reception hallway. There is a feeling of light and space throughout the property. This is a stylish and contemporary home offering a high level of versatility.

Nestled towards the end of the garden is a beautifully shown two bedroom detached annex/cottage with a wealth of exposed beam-work enjoying views both of the gardens and open fields. The internal accommodation is modern and stylish. As with the main residence, there are new fixtures including a fully fitted kitchen and upgraded bathroom.

The approach to 'Hill View' is via a private lane (shared with one other property,) which provides a pleasant approach.

There are a total of five reception rooms, with two ground floor bedrooms, both with en-suite bathrooms, study (home office), cloakroom and a utility room. The spacious, generously fitted kitchen/breakfast room comprises a range of quality units and built in appliances.

There is a natural flow from the internal accommodation to the outside. The kitchen and sun room both lead to the swimming pool area.

The first floor comprises three bedrooms. The main bedroom suite comprises a large dressing room, snug area and a refitted large en-suite bathroom.

A newly configured bathroom is situated between the 2 other bedrooms.









The Accommodation Comprises.

A large solid oak front door leads into the reception hallway, a bright high vaulted area with bespoke hand crafted beam-work, full height glazed windows with oak frames. The hallway leads directly to the dining room, TV/sitting room and kitchen/breakfast room. Covered radiator and under-floor heating, large coat cupboard and airing/plant cupboard.

Cloakroom. Wall mounted wash basin, fitted mirror, low flush w.c, tiled flooring and half tiling to walls.
Utility Room. Integrated fridge and freezer, built in shelving, plumbing for appliances, window

Kitchen/Breakfast Room. A refitted quality kitchen with a generous range of units at eye and base level, granite work surfaces and up-stands, 1.5 stainless steel sink unit with rinser and mixer tap. A central island provides additional work surfaces and cupboards. Integrated dish-washer, wine cooler, 'Miele' five ring hob and two single ovens, double glazed French doors lead to the garden and swimming pool area. Large double glazed window overlooking gardens. There are attractive, panoramic views overlooking woodlands and countryside.

From the kitchen/breakfast room, step up to Family room, step up leads to a Snug area with double doors to the Drawing room and Study.

Family Room. Large windows overlooking pool area, recessed area for television, radiator, built-in cupboard.

Drawing Room. Open feature brick fireplace with oak beam over, log store recess to one side, door to front garden, two radiators, window overlooking front garden, double doors to sun room.

Sun Room. Sliding doors opening to the outside pool-area. Window overlooking the front garden. Radiator.

Office/Study. This was a former bedroom and the adjoining store area/room was an ensuite bathroom. Currently used as an Office/ Study there is the scope to revert back to a bedroom with ensuite. Radiator, window to front .





Bedroom. Accessed from the reception hallway. Radiator, window to the front. Ensuite Bathroom. Low flush w.c, pedestal wash basin, panelled bath mixer taps and shower attachment, recessed shelving, tiling to walls and flooring, heated towel rail

From the Reception area, a small lobby area with 2 shelved storage cupboards, handmade oak arch leads to dining room.

Dining Room. An imposing dramatic trapezoid room overlooking the front garden.

TV Room/Sitting room. A spacious reception room accessed from the reception hallway. Stairs to first floor leading to the first floor guest bedroom suite. Door to (Ground floor) guest bedroom.

Guest Bedroom. Radiator, double aspect room, built in wardrobes.

Ensuite Bathroom. Low flush w.c, wall hung vanity, large shower enclosure, tiling to walls and flooring, heated towel rail, alcove shelving





First floor.

Landing. A beautiful galleried landing overlooking the reception area. Velux windows.

Bedroom. Radiator, velux windows overlooking the rear garden

Tower Bedroom. Vaulted ceiling, trapezoid room with triple access windows overlooking the front garden.

Bathroom. Panel bath, low level w.c, heated towel rail, display recesses, wash basin with cupboards under.

Main bedroom suite.

A small lobby area and door to :-

Dressing Room. A highly extensive range of built-in wardrobes with shelving and hanging space. The dressing room leads to a comfortable seating area with doors to the ensuite bathroom suite and bedroom. Windows provide impressive and attractive westerly views of fields and countryside. Historically there was double doors that lead to a balcony area.

Bedroom. Two radiators, window overlooking the rear garden.

Ensuite Bathroom. Panel bath with wall mounted tap controls mixer tap and rinser, low level w.c, steam shower system with rain forest shower and rinser. Wash basin, Tiled flooring and tiling to walls, heated towel rail











OUTSIDE

Cottage/Annex.

The detached cottage/annex is a delightful dwelling located at the end of the garden. The cottage overlooks the garden and fountain with views overlooking fields to the rear.

Porch with reclaimed ornate timbers, door to :-
Sitting Room. Ornamental brick fireplace, brick work to one wall. Two radiators, beam work and timber pillars, laminate flooring (featured throughout the ground floor,) stairs with reclaimed oak banister to first floor.

Kitchen. Newly fitted throughout - units at eye and base level, work surfaces, electric induction hob and oven under, space for fridge and appliances, integrated dishwasher. Stunning views over fields.

Dining Area. Exposed brick work to wall, radiator, window overlooking the garden and fountain.

Cloak Room. Low flush w.c, wall mounted wash basin, heated towel rail. Plumbing for washing machine

First Floor Landing.

Window to rear overlooking the fields. Beam work, built in double cupboard/wardrobe.

Bedroom. Radiator, window to the front overlooking garden, beam work.

Bedroom. Radiator, window to the front overlooking garden.

Bathroom. Newly fitted throughout with wash basin with cupboards under, heated towel rail, tiling to floor and tiled splash backs, low flush wc, bath and hand shower attachment



Outside.

The approach to 'Hill View' is along a country single tracked private lane which is shared with one other property. This leads to the two separate entrances of the property.

From the wrought-iron gates you enter into an area laid to shingle which provides parking for numerous vehicles and this area extends from the front to the side of the property and leads to the

Garage and Gym areas.

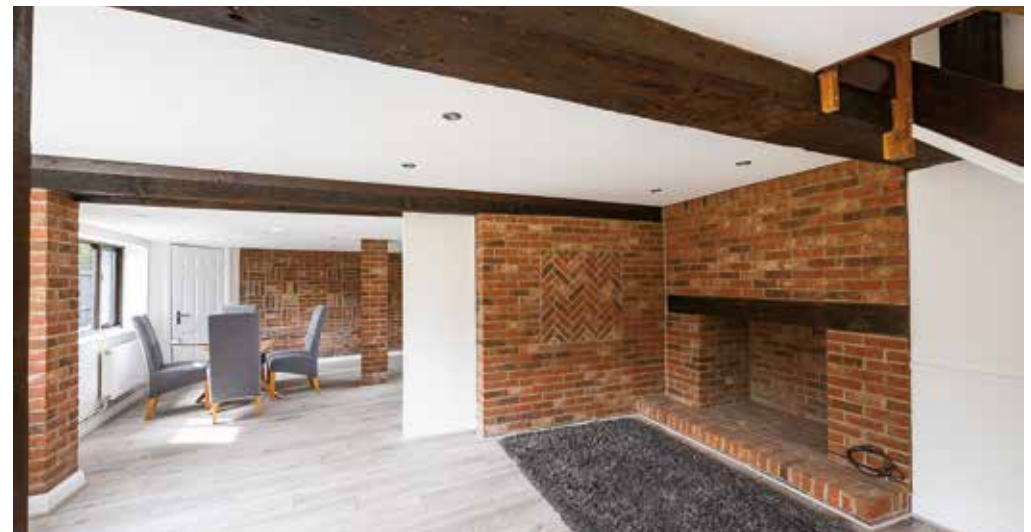
The gardens are beautifully and professionally landscaped with lawned areas and trees to include oak, copper beech and many fir trees. There is an array of specimen plants and shrubs, carefully planted to ensure colour throughout the year. Adjoining the kitchen and family room and garden room is a stone seating area that is perfect for entertaining and al-fresco dining. The sunken swimming pool is located in this area and the adjoining raised decked area is perfectly placed to enjoy the adjoining countryside. Manicured lawn areas are interspersed with further seating areas, paved and shingle paths and towards the end of the garden is a circular fountain.

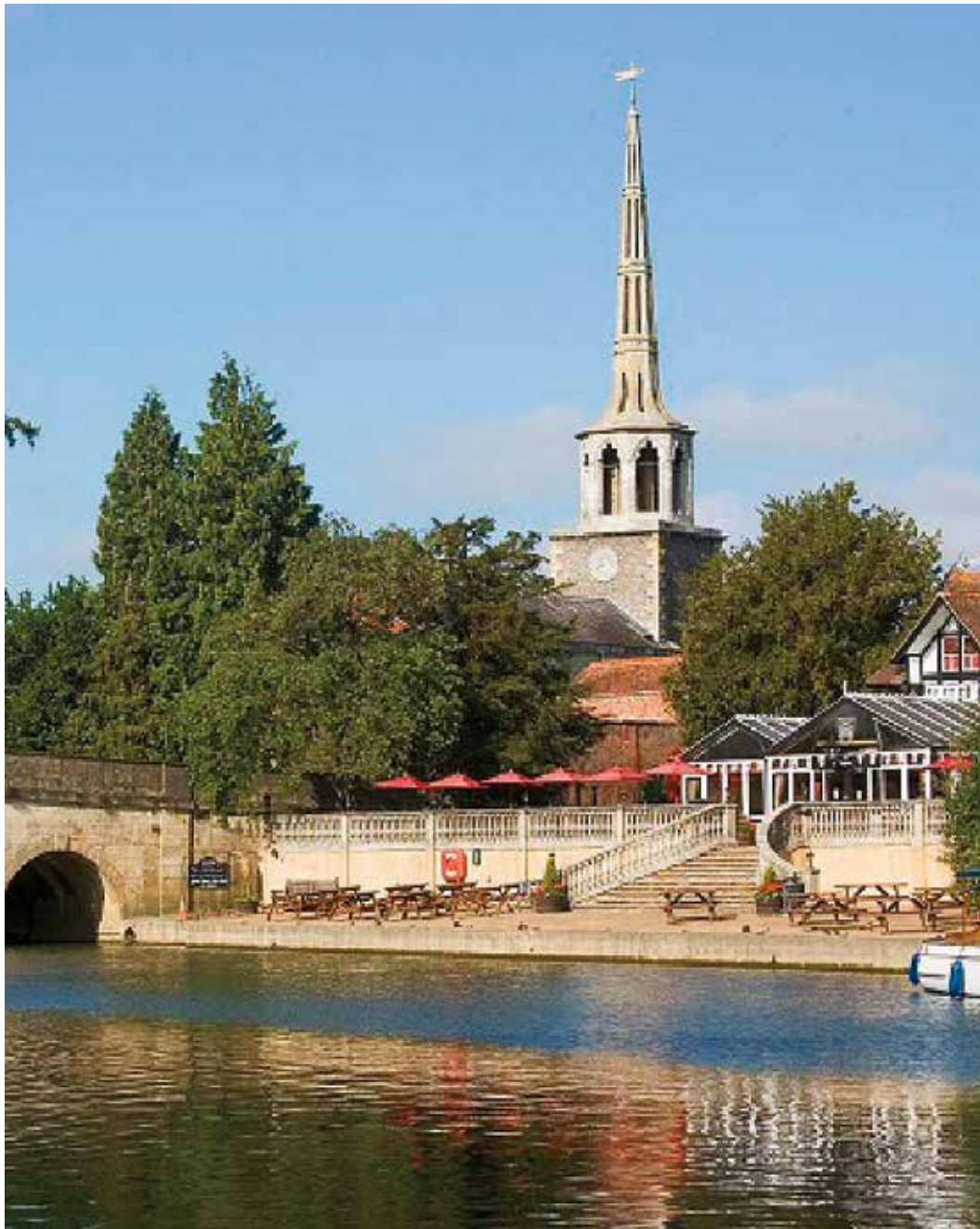
There is a garden shed and summer house. The gardens overlooks open fields and countryside and adjoins private woodland all of which offers a stunning and idyllic setting.

The Barn.

The barn is divided into two separate areas. Garage with light and power.

Gymnasium. This area offers tremendous versatility scope for different uses. There is a brick fireplace with oak beam over and wood burner. Laminate flooring, extensive beam-work and full height windows.





LOCATION

Oakley Wood is a small hamlet occupying an elevated position in the heart of The Chiltern Hills.

Reading (and M4-Junction 12) approximately 13.8 miles.

M40 (Junction 6) approximately 9 miles.

Central Oxford approximately 15 miles.

London (Heathrow airport) approximately 32 miles.

Cholsey train station (London-Paddington within the hour) approximately 4 miles.

Wallingford approximately 3 miles.

Henley on Thames approximately 9 miles.

Wallingford on Thames is a quintessentially English market town of Anglo Saxon origins, located equi-distant between Oxford and Reading. There are many historic buildings mainly located in the centre including the Town Hall, which was built in 1670 to replace the medieval Guild Hall. Surrounding this Grade 1 listed building is the Corn Exchange Theatre, a Grade II listed building built in 1856. There is a 14th-century old coaching inn. The Corn Exchange Theatre provides a varied programme of theatre, cinema and live-screening experiences.

A wide array of fantastic independent shops and boutiques sit alongside some of the country's best-loved retailers including the Waitrose super market.

There are boat rides on River Thames and the river can be enjoyed with many riverside walks and bicycle rides via the Thames Path. During the summer months, the riverside open-air swimming pool and splash park are open for all the family.

There is a doctors surgery-The Wallingford Medical Practice and four separate dental practices.

Schooling. There are a number highly regarded state schools in the area. The area is also well served with many excellent private schools. These include The Oratory, Pangbourne College, Cranford House, The Manor, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

Commuter.

A regular train service via Great Western Railways operates from Cholsey, Henley on Thames or Reading. The service from Reading benefits from a fast intercity service to London (Paddington) in under 30 minutes.

Regular bus services link Wallingford to Oxford and nearby towns of Reading and Henley on Thames.

Wallingford is also well placed for roads and the M40 (11 miles) and A34 (8 miles.)





INFORMATION

Services :
Mains electricity, Mains water, Oil fired central heating.

Council Tax F.

Tenure
Freehold

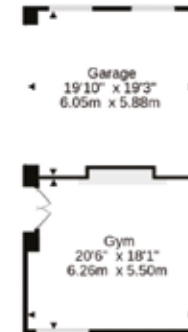
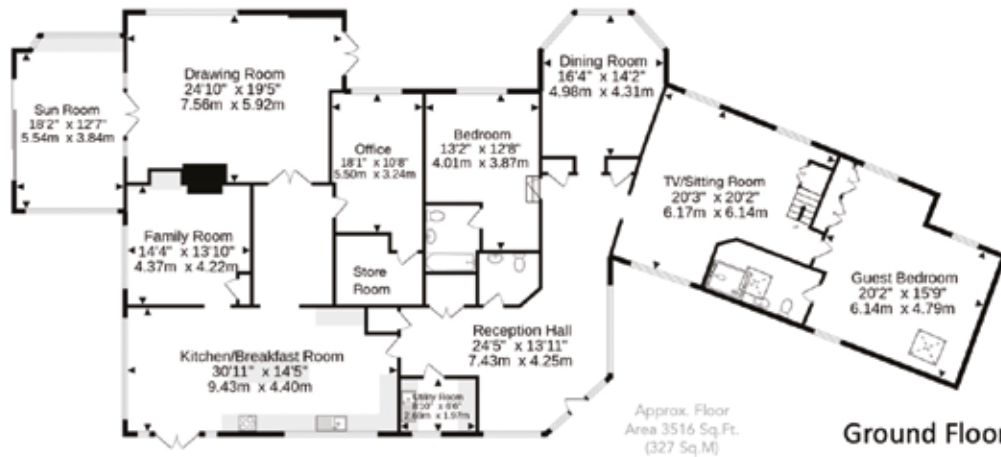
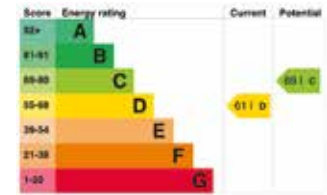
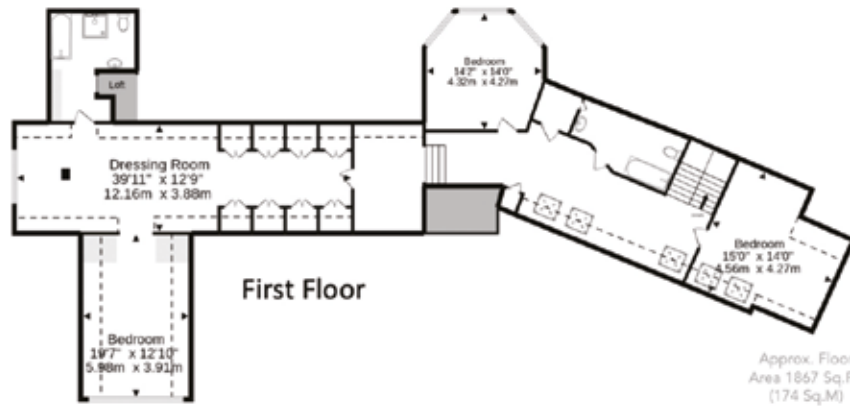
Local Authority
South Oxfordshire

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01865
953243

Map Reference (What-3-Words) //digesting.nobody.harp

Website
For more information visit www.fineandcountry.com/uk/oxford

Opening Hours:
Monday to Friday 8.00am – 6.30pm
Saturday 9.00am – 4.30pm
Sunday 10.00am – 4.00pm



The approximate total area for the elements of the property represented on the floorplan is 665 SqM (7160 Sq.Ft) Inc all Outbuildings



Hill View, Oakley Wood, Benson, Wallingford, Oxfordshire, OX10 6QG

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TRISTAN BATORY

PARTNER AGENT

Fine & Country Oxford
01865 953 244
tristan.batory@fineandcountry.com

Having trained as a classical pianist and flautist, Tristan started in Estate Agency in 1987 and worked his way through the ranks of a large corporate estate agent making it to a Senior Branch Manager in 1995. In 2001 he was a founder Partner of a local estate agent in Princes Risborough that rapidly became a market leader within 12 months of opening. Having embraced the award-winning and innovative Fine and Country brand in 2018, Tristan brings unparalleled experience in bespoke properties across Buckinghamshire and Oxfordshire. He is a firm believer in the highest levels of customer Service Standards.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Oxford on



Fine & Country
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 01865 953 244 | oxford@fineandcountry.com

