



Leys Field, Oxhill, CV35 0FN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





## Key Features

- Exceptionally Well-Presented Executive Home
- Five Double Bedrooms and Five Bathrooms
- Kitchen/Dining/Family Rooms Extending to Nearly 40ft
- Large Home Cinema/Snug
- Log Burner and Large Bay Window in the Formal Sitting Room
- Beautiful South-Facing Garden with Large Patio and Seating Areas
- Double Garage, Driveway and EV Charging Point
- Ground Floor Study
- 20 Minutes to Banbury for Mainline Fast Rail to London Marylebone
- Thriving Village Community with Popular Pub



# The Property

This exceptionally well-presented executive home features five double bedrooms and five bathrooms, along with stylish, versatile reception spaces. It is located in an exclusive development of just a few houses in the heart of a desirable community village, only a few minutes walk from the outstanding village pub. Situated on the Warwickshire and Oxfordshire border, this characterful village is easily accessible to a variety of excellent schools, the Cotswolds, Stratford-upon-Avon, and mainline rail connections to London.

Upon entering, you are welcomed by an inviting entrance hall with herringbone Karndean flooring that extends into the impressive kitchen/dining/family room, which spans almost 40 feet across the back of the house. This space features a wide selection of units, quartz worktops, a large island connected to a stylish built-in marble dining table. The kitchen is equipped with two electric fan ovens, a microwave oven with a warming drawer, an induction hob, a dishwasher, and space for an American-style fridge freezer. A utility room at one end includes a convenient side door to the garden. Bi-fold doors from the family area allow ample natural light to flood the room, while another set of bi-fold doors leads into the formal sitting room, which boasts modern panelling, a large bay window, and a wood-burning stove, perfect for cosy winter evenings.

Off the hallway, there is a further door into the sitting room, a spacious study, a WC, and a practical understairs cupboard.

On the first floor, a spacious and light landing provides access to the main bedroom, which overlooks the garden and fields beyond. This room features a panelled accent wall, fitted wardrobes, and an ensuite shower room. Additionally, there are two other ensuite bedrooms on this level, along with a fourth bedroom that has access to the family bathroom, complete with a separate bath and shower.

The second floor is generously sized with surprisingly good head height. It has been transformed by the current owners to include a beautiful guest room with an ensuite shower room, as well as another room of equal size across the landing, currently set up as a cinema room with a desk and play area.

The beautiful, south-facing garden has a large patio bordering the lawn and a further seating area, strategically placed to enjoy the evening sun. There is access to the front from both sides of the garden and an integral garage door to access the double garage with storage space above. There is driveway parking in front of the garage with access to the EV charging station.

## Oxhill

The village of Oxhill lies roughly half-way between the towns of Stratford-on-Avon and Banbury, on the borders of Warwickshire and Oxfordshire in the area known as the Vale of the Red Horse. There is a real sense of community with the thriving village pub 'The Peacock' the church and recently renovated village hall.

The Peacock pub in the village is lovely, very homely and inviting with great food and a nice village atmosphere.

Less than a mile from The Royal Oak pub in Whatcote which has a Michelin star.

The village hall has recently been refurbished and offers a fantastic range of classes, clubs and gatherings.

There are good school links - lots of busses for the various senior and grammar schools (state and private) stop in the village and also there is a coach that collects children to go to Tysoe Primary School each day just on Whatcote road at the entrance to Leys Field

Our vendors regularly use Uber to get to and from Stratford and to get to the train station in Banbury if heading to London.

There is a local village shop in Tysoe just down the road with a doctors surgery there and also in Kineton.

For dog owners, there are several dog walkers in the village and also doggy day care people who can look after pets if needed.

## Nearby

Nearest motorway access on the M40 is at Gaydon junction 12 approx. 8 miles

15 minutes to Gaydon for JLR/ Aston Martin

20 minutes to Banbury for mainline fast rail to London Marylebone

20 minutes to Moreton in Marsh, Cotswolds

20 -30 minutes to Soho Farmhouse, Daylesford Organic & Chipping Norton

10 minutes from the new 'The Pig on the Farm' hotel/restaurant- opening in 2025

10 minutes to the market town of Shipston on Stour with a range of mini supermarkets, independent shops, pubs, leisure centre, restaurants & schools.

45 minutes to Blenheim Palace





### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: G

EPC Rating: C

Mains water, drainage, LPG gas and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

### Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





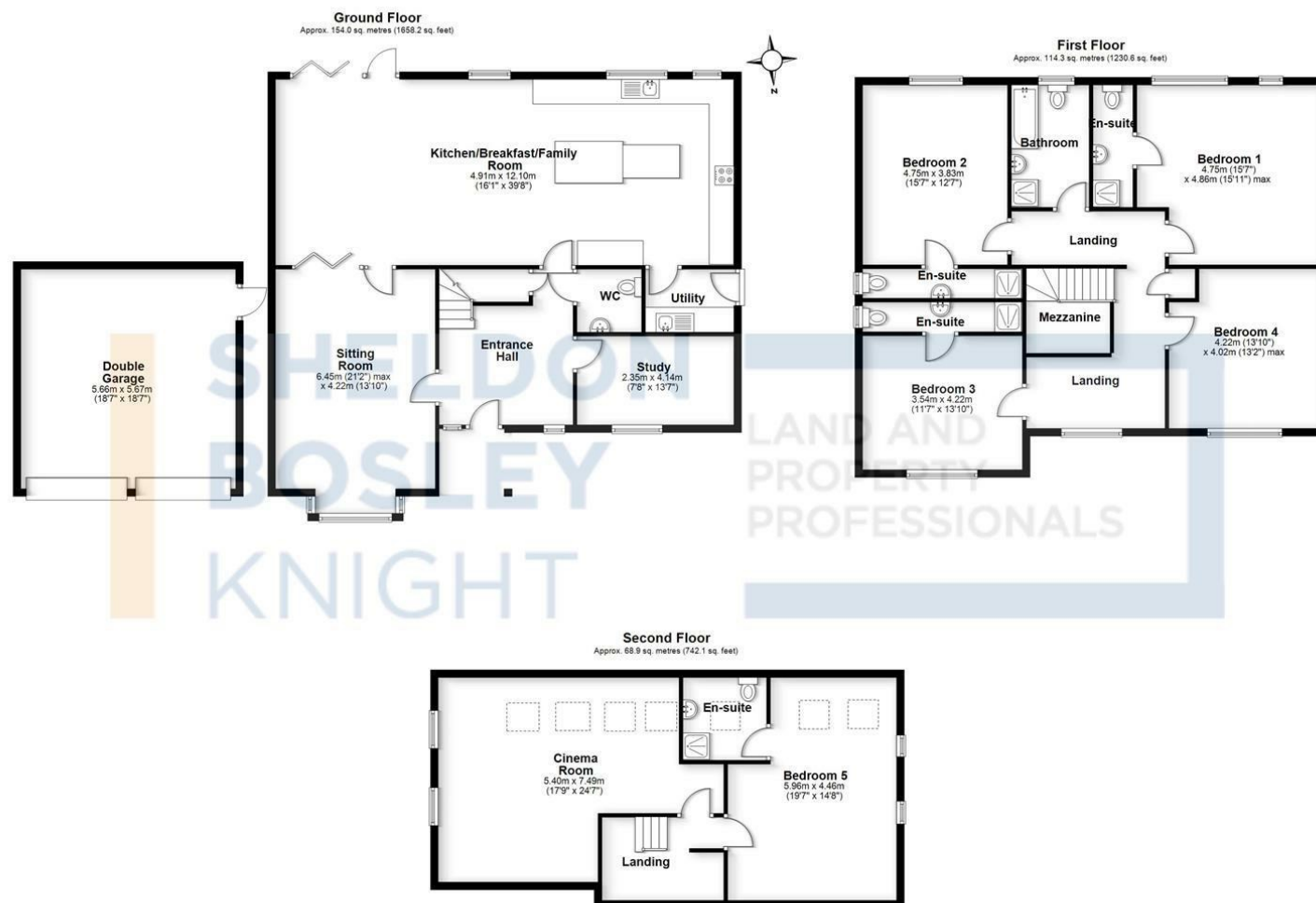






To view this beautiful home, please call  
Sheldon Bosley Knight Sales on 01608 661666

# Floorplan



Total area: approx. 337.3 sq. metres (3630.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanItUp.



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