



PEAKREVS
HOLTON OXFORDSHIRE

TIM RUSS
& COMPANY



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A LARGE FOUR BEDROOM FAMILY HOME
WITH A SUPER ONE BEDROOM ANNEX
LOCATED IN A STUNNING VILLAGE JUST
OUTSIDE OF OXFORD

GUIDE PRICE £995,000 FREEHOLD



The Property

This lovely home was built by the family in 1975 and has stunning views across rolling countryside. The proportions throughout are excellent and there is the added bonus of a one double bedroom annexe with its own private access.

The accommodation currently: Entrance porch leading to a large hall which gives access to the primary reception spaces and the stairs leading to the first floor. Special mention must be made of the sitting room.

A great space with light flooding in from the picture window enjoying views of both the rear garden and the views beyond. There is an attractive fireplace as a further focal point.

There are two further spacious reception rooms both of which have views to the front. The kitchen has a traditional feel and is well fitted with a large range of built in cupboards. A sizable conservatory, once again with lovely views, a cloakroom, a utility room which allows access to the garage completes the ground floor of the main house.

The first floor will not let you down - a super minstrels' gallery allows access to all the four double bedrooms. There are two primary suites, Two further double bedrooms and a family bathroom. A great opportunity to own a spacious home where you could put your own stamp upon it.

Annexe

The annex is found to the side of the main property with it's own access. The hall leads to a pleasant sitting room once again enjoying lovely views over the rear garden. Same for the double bedroom which also leads to the bathroom. Very clever, your guest can also access from the hall. The kitchen is well appointed and fitted with a range of fitted units.

Outside

To the front is driveway parking for a number of motor vehicles and access to the single garage. There is entry to both the annex and to the rear of the property from both sides. The remainder of the front garden is predominantly laid to lawn with a mature specimen tree. The rear garden is just lovely with planted borders, large areas of terraced entertaining spaces. Areas of lawn, water feature and a currently dry, but potentially babbling brook with attractive bridges.

The views from the garden are stunning.

Location

Holton is a highly regarded and popular village, with a church, village hall, sports centre and secondary school and a network of footpaths in open countryside.

It lies approximately one mile away from the thriving village of Wheatley, with its many amenities including a library, Post Office, doctor's surgery, dental practice, several public houses, restaurants, a good range of local shops and a supermarket. Rectory Farm shop and Café are a short distance in the village of Stanton St. John. The A40 is close by with the M40 junction 8A leading to London, Birmingham and the motorway network. Regular buses run from Wheatley to Oxford and Thame, while Thornhill Park and Ride, just over two miles away, has frequent buses to London and the airports; equally accessible is Haddenham and Thame Parkway rail station, with fast and regular services to London Marylebone. Wheatley Park secondary school is in the village and there is a primary school in Wheatley with the popular independent preparatory and secondary schools in Headington and North and Central Oxford all within easy reach.

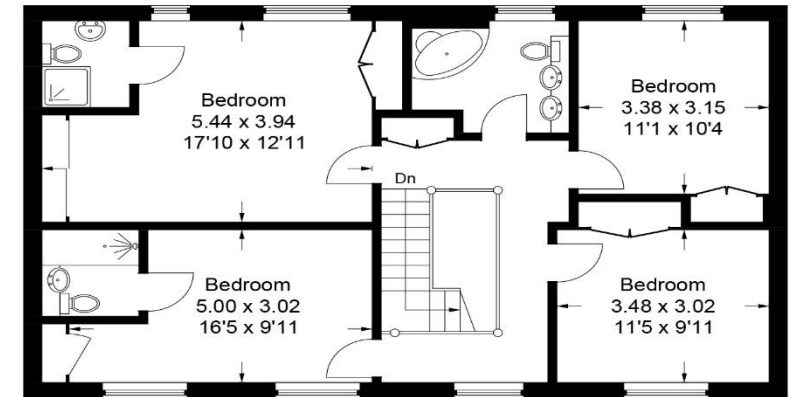
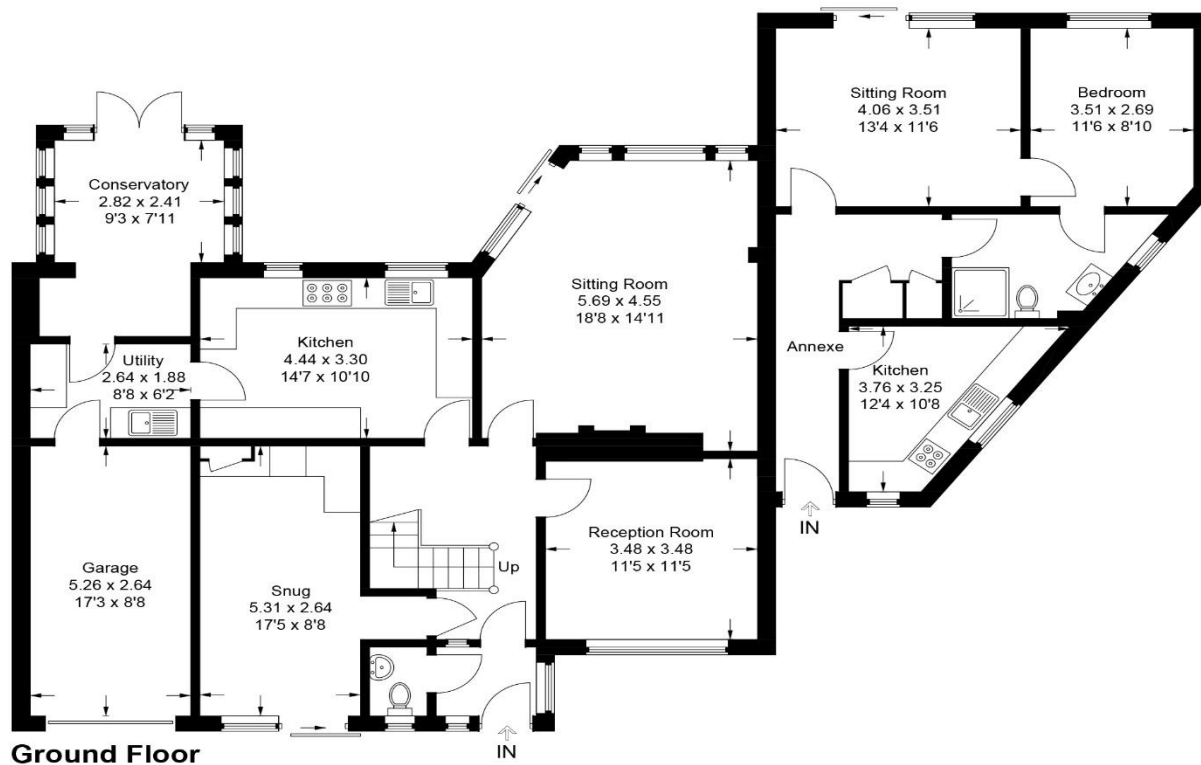
Post code for SatNav: OX33 1PU

Additional Information

- **EPC Rating** – C
- **Council Tax Band** - G
- **Services** – Mains electricity, water, drainage and Gas fired central heating
- **Local Authority** – Oxfordshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3319





Ground Floor

First Floor

Peakrevs

Approximate Gross Internal Area
 Ground Floor = 114.8 sq m / 1,236 sq ft
 (Including Garage)
 First Floor = 85.2 sq m / 917 sq ft
 Annexe = 49.6 sq m / 534 sq ft
 Total = 249.6 sq m / 2,687 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.

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