






WINDFLOWER HOUSE

Horton-cum-Studley
Oxford



A MAGNIFICENT FAMILY HOUSE WITH LAND AND STUNNING VIEWS.

Windflower House is a versatile four-bedroom detached house set in 3.6 acres. It is well proportioned and set in mature and private grounds that fall away from the rear of the house to provide an enviable and uninterrupted view of the countryside towards Beckley and beyond.

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Local Authority: Cherwell District Council
Council Tax band: G
Tenure: Freehold
Land area: 3.76 acres

LOCATION

Horton-Cum-Studley is one of the seven villages of Otmoor and is situated on the eastern edge of the moor, part of which has been designated as a site of special scientific interest with the RSPB reserve and its wet meadows and reed beds. Windflower House is located on the escarpment of Horton Hill with its own private driveway and, due to its position, is surrounded by lovely countryside and footpaths. The village has a vibrant community with its annual summer fête which incorporates the start and finish of the Otmoor Challenge, a sponsored half marathon run. There are two all-weather tennis courts with a thriving tennis club, a children's playground and the well-established Studley Wood Golf Club. There is a Bridge and a Gardening Club. The village has a bus service to Oxford. There is a GP surgery in Islip, 6.4 miles away, and the Islip railway station runs trains to Oxford and to London Marylebone. Islip also has a bus service from Bicester to Oxford and the John Radcliffe hospital. There is a village shop in Beckley, 2.5 miles away. Thornhill Park and Ride, 5 miles away, has buses to Oxford and to London and runs a busy Heathrow and Gatwick airport service. Schools, and the John Radcliffe Hospital, are within easy reach of Oxford, some 7 miles away. The M40 (Junction 8 and 9) is within easy reach, approximately 5 miles.



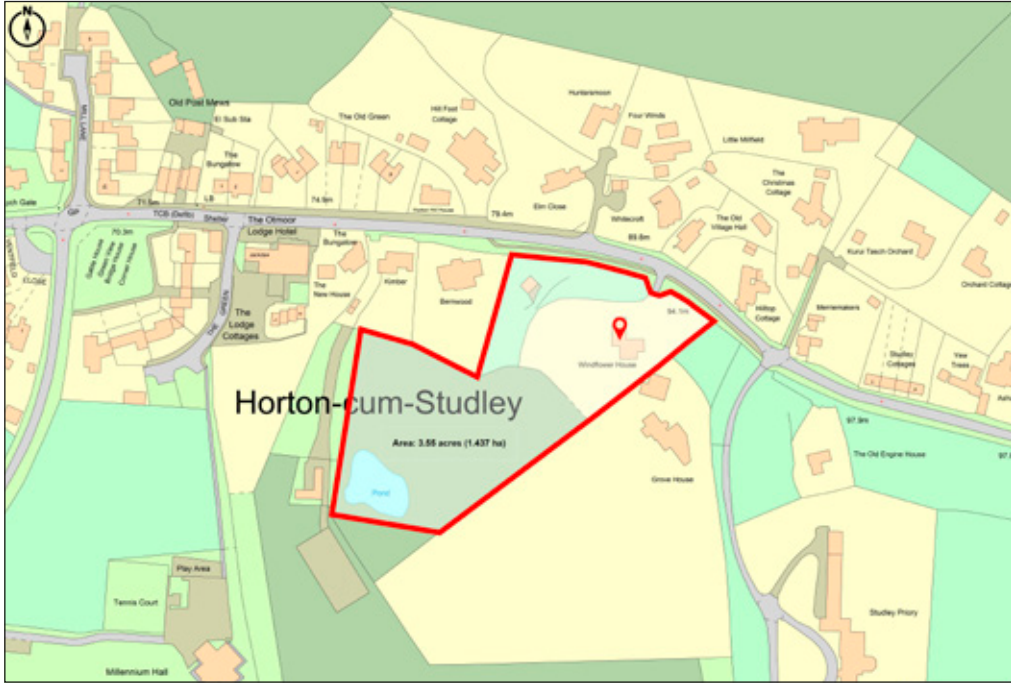
THE PROPERTY

The house follows a conventional layout set over two floors.

Ground floor: the left of the entrance hall leads to a self-contained annexe/granny flat and the fourth bedroom. Whilst the annexe is still part of the house, it has been purposefully designed to provide for independence should the occupant require it. There is a shower room, a fully equipped kitchen with separate access to the front and side of the house. The hall then leads to a large and light drawing-room with a majestic arched ceiling and French doors leading to a veranda - a small study leads off this room. A formal dining room with French windows leads to the terrace and on to a kitchen/breakfast room with French windows leading out to the terrace, a space for table seating, a range of units, an oil-fired Aga, a separate gas hob and an electric oven. Beyond the kitchen is a library/study with French windows onto the terrace. There is a separate utility room with a stable door leading to the garden. An under-stair small dry cellar takes about 800 bottles.

First floor: has a large master bedroom with an ensuite bathroom. A smaller middle bedroom with a shower-room opposite has French windows opening on to a small balcony. A third larger bedroom has an ensuite bathroom. All bedrooms have large deep built-in cupboards.





OUTSIDE

Once a doctor's surgery, the driveway is large with a tarmac surface and able to accommodate many vehicles.

The rear of the house is flanked by a large terrace, enclosed by a stone balustrade with steps down to the garden which, in turn, drops down to a wildlife pond. Planning permission has been granted for the erection of a pair of detached houses, subject to a covenant. Information relating to the planning permission can be found on the Cherwell District Planning website ref. No. 23/00422/F or contact the agent for further information.





Approximate Gross Internal Area
 House = 271 sq m / 2,919 sq ft
 Outbuilding = 39 sq m / 425 sq ft
 Total = 310 sq m / 3,344 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.

We would be delighted
to tell you more.

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