



## SOUTHVIEW

Hailey, Oxfordshire



## A SUBSTANTIAL SOUTH-FACING COTSWOLD STONE FAMILY HOUSE AND PADDOCK NEAR ESTELLE MANOR

Positioned in a beautifully tranquil setting, Southview offers a rare opportunity to acquire a charming period home with commanding south-facing views across its own paddock. Enjoying a marriage value to the adjacent paddock, the property offers both privacy and long-term control over its outlook – an increasingly rare combination.

   EPC  
5 3 4 D

Local Authority: West Oxfordshire District Council

Council Tax band: F

Services: Mains water and electricity, mains drainage, LPG central heating, broadband

Tenure: Freehold

## LOCATION

Situated in a discreet position with access off a quiet country lane. Walking distance to Hailey village amenities and countryside trails. Easy access to Witney (2.5 miles), Oxford (14 miles) and London via A40/M40 or rail links. Ideally located for Estelle Manor, Soho Farmhouse, and The Cotswolds. Nearby schools include Cokethorpe, St Edward's Oxford, and Abingdon

Situated in the Oxfordshire Cotswolds, between the market towns of Witney and Charlbury, Southview occupies discreet position with access of a quiet country lane within the Civil parish of Hailey. Village amenities such as the Primary school, local pub and social Witney Rigby Club are within walking distance. Hailey benefits from its own six acres of community woodland, offering splendid country walks.

The mainline railway stations at Charlbury, Long Hanborough and Oxford Parkway provide services to London Paddington and Marylebone.

Witney is just over 2 miles away and offers free parking alongside extensive shopping facilities (including Waitrose and Marks & Spencer), leisure and sporting facilities. Estelle Manor, Soho Farmhouse and Daylesford are within convenient reach. The area offers an excellent selection of state and independent schools in addition to those in nearby Oxford, with school bus services to Dragon, MCS and Headington.

The university city of Oxford is reached via the A40, as is the M40 for access to London and Heathrow. Cheltenham, to the west, is also within convenient reach, as are the Cotswold market towns of Burford, Stow-on-the-Wold and Chipping Norton.





## PROPERTY

Accessed via a quiet country lane, this delightful home is discreetly located in the popular village of Hailey, offering the perfect blend of rural seclusion with outstanding connectivity. The property lies within easy reach of Witney, the Cotswolds, and the thriving city of Oxford, while remaining remarkably accessible to London via road or rail.

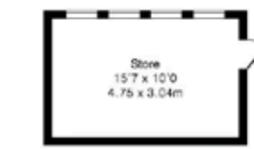
Internally, the accommodation is bright and spacious, with a number of beautifully proportioned reception rooms and generous bedrooms, all enjoying natural light and countryside views. There is significant scope to extend and remodel (subject to the necessary planning permissions), presenting a wonderful opportunity for those seeking to create a bespoke home in an idyllic location.

The surrounding gardens are well established, and the property directly adjoins a private paddock, ideal for equestrian use or further landscaping. The overall setting is peaceful and private, yet moments from the prestigious Estelle Manor and other local amenities.





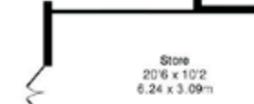
Outbuilding



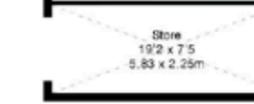
Outbuilding



Outbuilding



Outbuilding



Outbuilding



Approximate Gross Internal Area = 280 sq m / 3,009 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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