



Hollen House  
Buckland | Oxfordshire | SN7 8QN

FINE & COUNTRY

# HOLLEN HOUSE

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*Hollen House is an exceptional and substantial family home, perfectly positioned in a picturesque and tranquil setting in the desirable village of Buckland in Oxfordshire.*



Hollen House is a stylish and contemporary six-bedroom family home, offering plenty of versatile space for a large family to relax together, entertain friends and work from home.

The current owners have extended and significantly upgraded this exceptional property to create a truly superb home, befitting its wonderful setting. Despite its grand proportions, this home has a real warmth to it and has clearly been designed to be a joy to live in and one to create wonderful memories in with family and friends.

Hollen House is a sophisticated yet practical home where the rooms flow perfectly together and every single room is finished to an exacting standard. This impressive property is completely versatile and the accommodation could be used to suit a variety of needs.

There are four large reception areas (including a super conservatory) and a superb kitchen / dining / family room, as well as the most beautiful and tranquil indoor pool area with changing / shower room.

The upstairs is also entirely flexible and can offer you up to six bedrooms. There are four exceptional double bedrooms and three bathrooms in the main part of the house and you can access the annexe / additional two bedrooms from the landing should you wish to integrate it.

The annexe is truly superb and an extremely versatile addition to the property. With the option for it its own entrance, this apartment can offer a fully independent and private space for a family member or tenant, or it can be enjoyed as a fantastic guest suite and an extension to the family home. It is a delightful apartment with an open plan kitchen / dining / sitting area, a bedroom and a bathroom.

Hollen House a very handsome property that is both elegant and practical, with all of the comfort and convenience of a modern home, with flexible space, delightful gardens and a beautiful indoor pool, all set within the most wonderful surroundings.















As you step through the front door, you instantly get a sense of the space and quality of this home. Everywhere is flooded with light and there are glimpses of all of the immaculate and grand rooms which can be accessed from the central hallway.

From the entrance hall you have access to all of the principal rooms. The drawing room is a superb space, with a large bay feature window letting in plenty of light and giving you a wonderful spot to sit and enjoy your surroundings, as well as French doors to the conservatory. The drawing room can be kept as entirely separate formal space but also flows perfectly in to both the conservatory and the dining room, should you wish to bring the rooms together for entertaining.

The dining room, also accessed from the entrance hall but with doors linking to the sitting room and conservatory, is an equally impressive and light space with the same glorious views of the garden. There is also a family room to the left of the entrance hall, a great place for snuggling down in front of the fire but equally could be a great playroom or office.

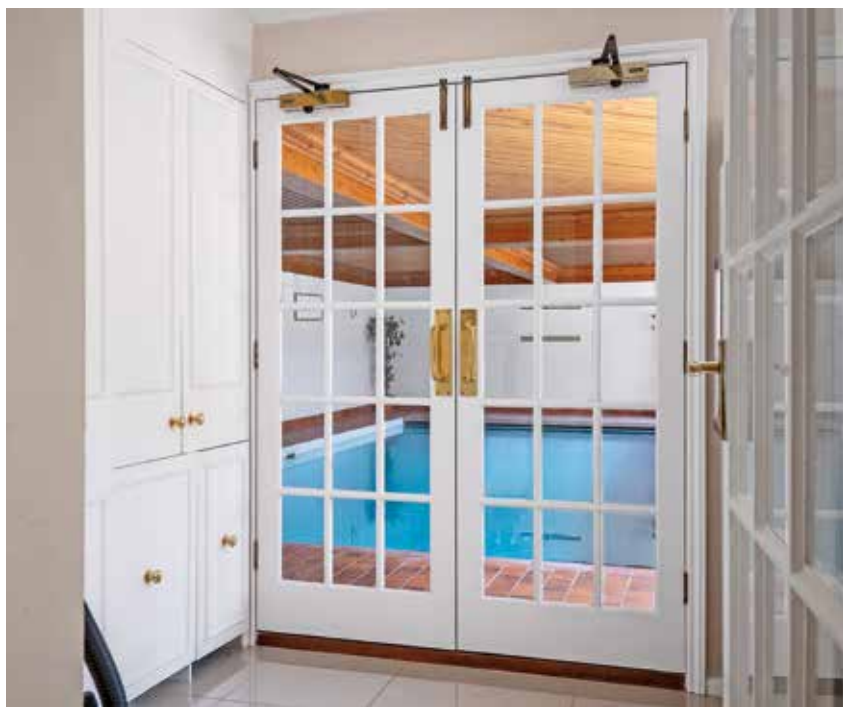
The kitchen / dining / family room is a superb and impressive space with some stunning features, wonderful views of the garden and high-quality appliances. This dual aspect room is the heart of the home, with plenty of space for preparing meals, gathering around the Island or entertaining at the large dining table.

Beyond the kitchen is the rear lobby giving access to the utility / boot room, the second stair case to the annexe and the indoor pool.



### Indoor Swimming Pool

Large double doors open up to reveal this truly stunning swimming pool area. The room is flooded with light from the large windows along the full length of the room. There is also a plant room and a changing room with shower facilities. This area is both sumptuous and tranquil and certainly has the Wow factor.





The quality continues upstairs with neutral décor, wonderfully light rooms due to the large windows and high ceilings, immaculate bathrooms, and a beautiful view from every window.

The first floor is currently configured with four large double bedrooms and three bath/shower rooms in the main part of the house with access from the landing to the annexe, which has a bedroom, open plan reception/kitchen area and a bathroom. However, it has been designed so that the annexe can be integrated as part of the house adding two bedrooms to the main residence, should you wish.

The primary suite is simply wonderful, with views of the garden, a fantastic dressing area and a super ensuite shower room. There is also a guest suite with fitted wardrobes and another immaculate shower room. There are also two more double bedrooms and a modern bathroom.









Annexe







## Step Outside

The gardens at Hollen House are breath taking. They have been designed and maintained over the years to provide a private and tranquil space with year-round colour and light. The garden is beautifully manicured and ornate, with areas to enjoy the sun throughout the day and year. Despite its immaculate beauty, this garden has also been created for the family to enjoy, with space for pets and children to run around.

Hollen House is approached by a large gravel driveway, bordered by a beautiful front garden, leading to a substantial parking area and double garage. The long driveway sets the property back from the road, giving complete privacy and ample parking .





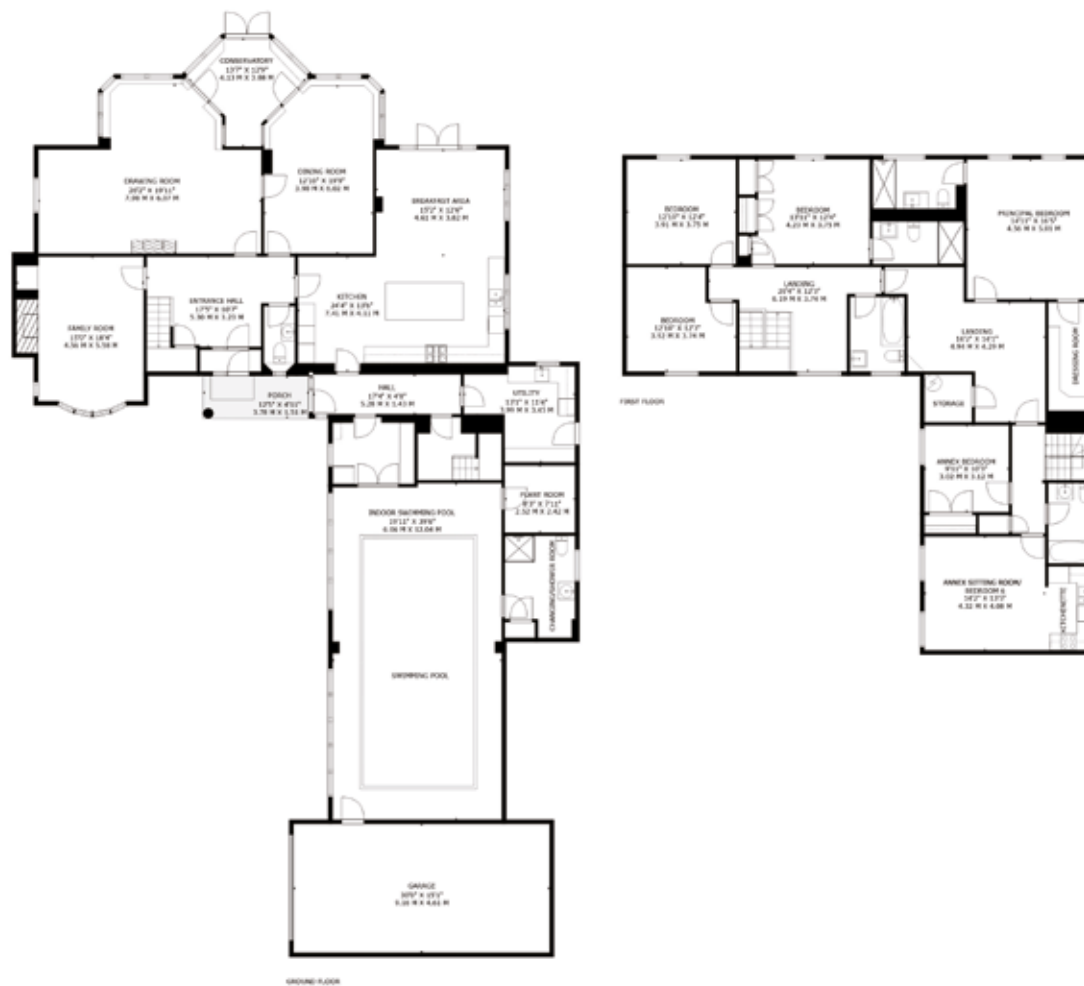
## LOCATION

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Buckland is a delightful rural village in the Vale of the White Horse, peppered with unique and characterful homes and with a thriving community. It has a consistently rated Outstanding Primary school as well as St Hugh's Prep School (which is a beautiful 15-20 minute walk away across the fields) and it is well placed for access to some of the County's most sought-after Independent Senior Schools. The village has an excellent pub serving great food and a thriving community, as well as being part of a network of wonderful villages and communities, all with beautiful surroundings and charming pubs and restaurants. Buckland is a village where you can enjoy all of the peace, beauty and fresh air of the surrounding countryside, but Oxford is conveniently only 15 miles away when you need it, with its array of shops and restaurants and its direct train link to London Paddington. There is a regular bus service from the village to Oxford and Swindon, running at least every 30 minutes during peak times. Other options for access to London are Didcot Train Station (16 miles), which has a regular service to Paddington in less than 40 minutes and Oxford Parkway (18 miles), which will take you to Marylebone in 1 hour 10 minutes.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: H  
Tenure: Freehold

**GROSS INTERNAL AREA**  
 GROUND FLOOR: 2708 sq. ft, 252 m<sup>2</sup>, FIRST FLOOR: 1966 sq. ft, 185 m<sup>2</sup>  
 EXCLUDED AREAS: PLANT ROOM: 65 sq. ft, 6 m<sup>2</sup>, GARAGE: 454 sq. ft, 42 m<sup>2</sup>, PORCH: 62 sq. ft, 6 m<sup>2</sup>,  
 STORAGE: 31 sq. ft, 3 m<sup>2</sup>  
**TOTAL: 4694 sq. ft, 437 m<sup>2</sup>**  
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



## 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.

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