

Period Charm with Modern Comfort

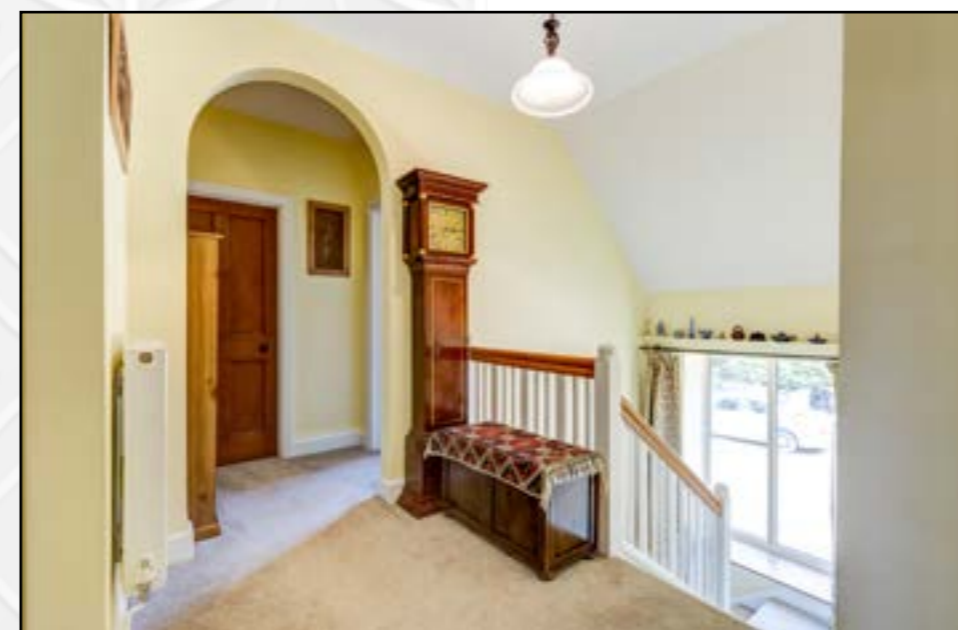
Half Acre House

Space to breathe

A handsome detached family residence on a substantial plot, located in a rural but accessible location which overlooks open countryside.

Half Acre is a substantial late 1920s-built home which benefits from a wealth of character features and has been beautifully and thoughtfully extended to create generous accommodation over two floors.





The first steps in

The ground floor benefits from a grand entrance hall with an impressive original staircase and sizeable cloakroom.

There are two splendid reception rooms with open fires and original parquet flooring, with the principal reception room enjoying views over the grounds and the countryside beyond.

A house with heritage

The beautifully fitted luxury kitchen leads into a dining space which opens into a magnificent garden room providing access to the outside entertaining area.

One of the most striking features of the ground floor can be found in the utility room where there is a 45' deep illuminated well to wow your guests. It has a glazed walkover top so there is no risk of losing anything precious down there.





Spacious first floor

The character features continue upstairs with exposed timber flooring, picture rails and feature fireplaces. The master bedroom is situated directly above the main reception room and with the high ceilings, it's vast in scope.

It has a well-fitted en-suite shower room. There are two further large double bedrooms, a family bathroom, a storeroom and a useful box room/cot room which is currently used as a walk-in wardrobe.

There is a generous loft space which has been conveniently boarded and has power, lighting and a double-glazed window to provide natural light.

If the loft was to be converted (which would require the necessary planning and consent) into a further bedroom, it would have some of the most enviable views in Oxfordshire.

Peace and tranquility

Outside, there is a large gravel driveway providing access to a double garage with a separate workshop and an additional room that would make an exceptional gym, cinema, or home office. The grounds extend to all four sides of the house with mature hedge borders, extensive lawns and mature flower and shrub beds.

There is a large area for entertaining, thoughtfully positioned to take in views over open countryside and with its westerly aspect, enjoy the long evening sun. The house is situated in the hamlet of Hopcrofts Holt and is surrounded by rolling countryside. Hopcrofts Holt only has a handful of residential dwellings. These have the benefit of a well-stocked local shop and a friendly hotel/bar/restaurant all within walking distance.





Hello, I'm Alistair.

Your trusted Property Partner with a passion for making your real estate dreams a reality. For over two decades, I've been devoted to helping clients achieve their property goals with a very personal touch.

I believe in the power of one-on-one interactions, tailoring every aspect of your property journey to meet your unique needs. When you work with me, you're not just a client; you're part of my extended family. That's why I share my personal mobile number with all my clients —the same one my family uses.

Outside of work, I enjoy quality time with my wife and two teenage boys, who inspire me to remain mindful of the importance of home and family. I'm also an outdoor enthusiast, regularly hitting the trails for runs and hikes with my trusty springer spaniel, Hector. Since 1999, I've been dedicated to guiding clients through their real estate adventures, and I'm here to make sure your experience is nothing short of exceptional. Whatever the reason for wanting to sell, let's embark on this journey together and make your property dreams into reality.

The little things

- Half an acre of grounds
- Over 2,000 sq. ft. of living accommodation
- Detached workshop, home office and garaging
- Substantial Loft space with potential to convert (STP)
- Stunning Period Features (including a striking covered well)
- Countryside Views

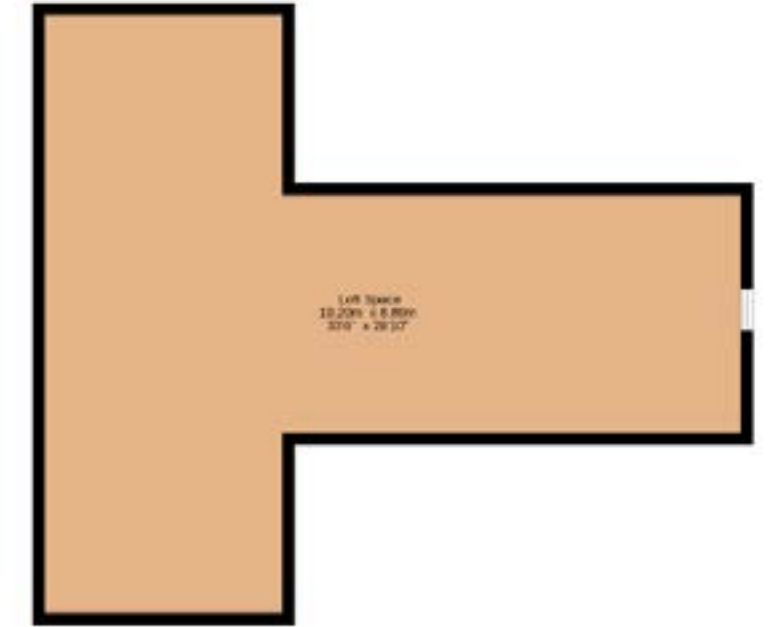
Ground Floor
108.8 sq.m. (1171 sq.ft.) approx.



1st Floor
83.7 sq.m. (901 sq.ft.) approx.



55.4 sq.m. (597 sq.ft.) approx.



72.0 sq.m. (775 sq.ft.) approx.





SCAN TO
WATCH

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