

SPRINGHILL HOUSE  
SPRINGHILL ROAD  
BEGBROKE

# Springhill House, Springhill Road

Begbroke, Oxfordshire, OX5 1RX

A wonderful, Grade II listed, country house within a plot of 1.75 acres, set in a rural location and surrounded by farmland; a rare combination of seclusion with easy access to local amenities in Woodstock, Oxford and the Cotswolds.

Accommodation is spread over three floors. On the ground floor there are three reception rooms, bright study, w/c and the farmhouse kitchen with walk-in larder/store and separate utility room.

The first floor there is the principal bedroom with an ensuite bathroom, second bedroom and a separate family bathroom. The second floor offers a large bedroom with vaulted ceilings and an adjoining single bedroom that could be used as a dressing room. Both bedrooms are served by a stylish bathroom. Back on the ground floor, a further set of stairs leads from the utility room to another double bedroom with vaulted ceiling and its own small bathroom.

The cottage adjoining the main house offers a fitted kitchen/diner leading, living room and two double bedrooms with en-suite bathrooms. A stud wall currently separates the living room from a large game's room/gym, with a kitchenette and a mezzanine office.

**Guide Price: £2,250,000**

 7

 6

 6



1.75 acres







GROSS INTERNAL AREA  
 FLOOR 1 144.1 m<sup>2</sup> (1,551 sq.ft.) FLOOR 2 20.8 m<sup>2</sup> (223 sq.ft.) FLOOR 3 71.2 m<sup>2</sup> (767 sq.ft.)  
 FLOOR 4 46.0 m<sup>2</sup> (495 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 16.1 m<sup>2</sup> (173 sq.ft.)  
 TOTAL : 282.0 m<sup>2</sup> (3,036 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Promap

**Council Tax:**  
Band G

**Local Authority**  
Cherwell District  
Council

**Parking**  
A number of off street  
parking spaces in  
front of the property

Springhill House  
Springhill Road  
KIDLINGTON  
OX5 1RX

Energy rating

**F**

Valid until

**20 November 2032**

Certificate number

**2700-1571-9306-4731-4218**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

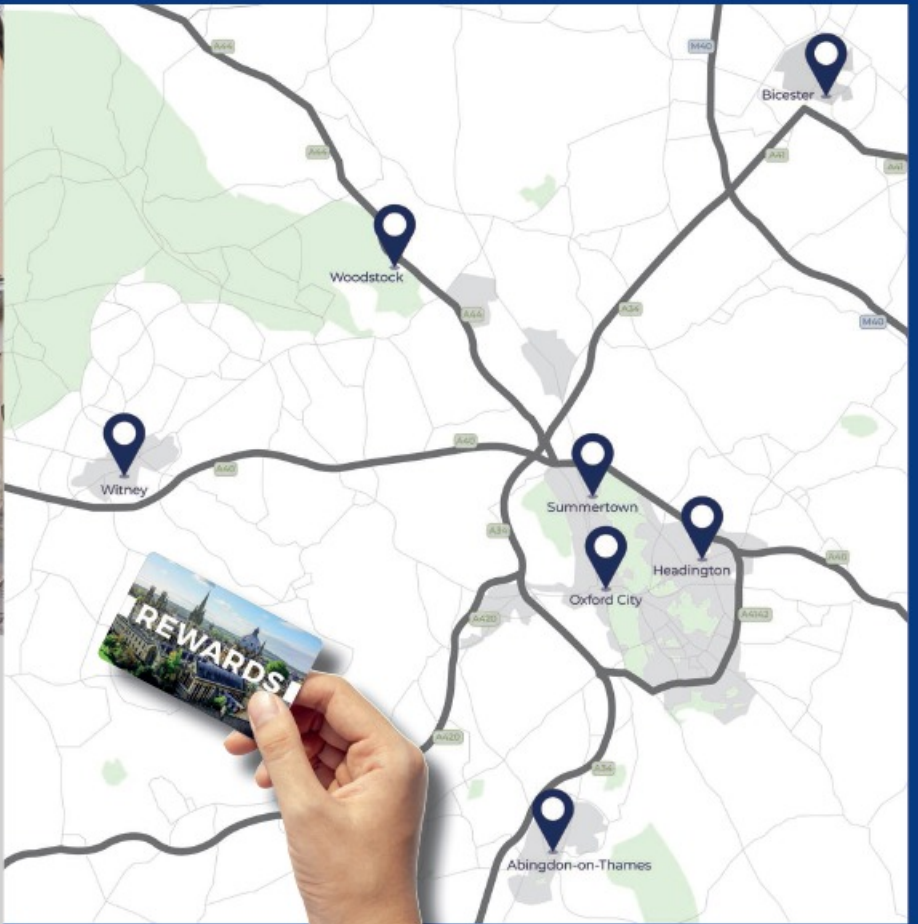
# “External Description”

*The cottage building provides flexible, multi-generational accommodation. ideal for working from home/workshop. Subject to planning the cottage and main house could be linked to make one large family home of nearly 5,000 sq. ft.*

*The house and gardens are surrounded by ancient woodlands. Mainly laid to lawn with far-reaching views to the Ridgeway and Oxford. There are three separate patios, including one large one adjoining the house which is perfect for summer entertaining.*

*Hardstanding provides for two cars with gravelled areas for further multiple parking.*





## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Woodstock Sales

34 High Street  
Woodstock  
Oxfordshire  
OX20 1TG

t: 01993 811881  
e: woodstock@breckon.co.uk



**FROM LEFT:**  
Martyn Brittain, Phoebe Southgate,  
Cheryl Pearson, Jack Smith

**BRECKON REWARDS**  
Scan to find out more!



**Summertown**  
t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

**Oxford City Centre**  
t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

**Headington**  
t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

**Abingdon-on-Thames**  
t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

**Witney**  
t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

**Bicester**  
t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

**New Homes**  
t: 01865 261222  
e: newhomes@breckon.co.uk

**Land Team**  
t: 01865 558999  
e: land@breckon.co.uk

**Letting and Property Management**  
t: 01865 201111  
e: lettings@breckon.co.uk

**Creative Department**  
t: 01865 310300  
e: creative@breckon.co.uk