



Peakrevs  
Holton | Oxford | Oxfordshire | OX33 1PU

FINE & COUNTRY



# PEAKREVS

*Surrounded by open fields and countryside, and positioned towards the end of a no through road in this highly prestigious village. A vacant 1970's detached home offering substantial accommodation with four bedrooms, three reception rooms and three bathrooms. The adjoining ground floor annex provides a reception room, kitchen, bedroom and shower room. In all the property offers around 2,200 square feet, with attractive gardens backing onto fields.*









# GROUND FLOOR

Porch. Glazed windows, door to entrance hallway.

Cloakroom. Low level w.c, wall mounted wash basin, splashbacks, frosted window.

Entrance Hallway. Radiator, stairs to first floor, doors to principle reception rooms and kitchen.

Dining room. Patio doors , radiator.

Reception Room/Family Room. Large double glazed window to front, radiator and walllighting.

Sitting Room. Fireplace with gas wood burner fireplace, wall lighting, two radiators, double glazed windows, patio doors to rear garden.

Kitchen. Light oak units at eye and base level ( some glazed wall mounted units, ) granite worksurfaces, ' Rangemaster Toledo ' cooker. Extractor fan, ceramic tiled flooring, two glazed windows to rear, sink unit with mixer tap.

Utility Room. Plumbing and space for appliances, units and doors and tiled flooring, splashbacks, door to garage and conservatory.

Conservatory. Ceramic flooring, double glazed windows and French doors to rear garden.









# SELLER INSIGHT

“ Inspired by an architect friend to have their own house designed and built for them, the owners of Peakrevs (the name reflecting an obsession with all things car!) scoured Oxfordshire for the perfect location: a combination of tranquil countryside, stunning views and a village community with easy access to Oxford and London. They found that combination in Holton. Their family home was designed to provide generous accommodation, a feeling of space and light making it perfect for larger parties and smaller, more intimate family gatherings. They also wanted to create wow factors: the generous balconied hall, and windows taking advantage of the breath taking countryside that seems to flow directly from the house. Over time the garden was nurtured as an extension of the house, the focus being on creating somewhere both beautiful and low maintenance. The conservatory provides an idyllic spot to savour the warmth of the sun while being transported by the views extending across fields to the woods in the distance. Binoculars always to hand to enable close ups of deer, herons, partridges, pheasants, jays and woodpeckers. Squirrels are a constant source of entertainment, as are the multitude of garden birds tempted by the feeders generously supplied with a range of treats. Barbeques were a summer fixture for family and friends. Grandchildren delighted in playing ball games, delighting even more in splashing in the stream, that runs along the bottom of the garden, when too exuberantly thrown balls needed retrieving.

A self-contained annexe was added to the main house in the 1980s, providing perfect accommodation for granny: close enough to ensure peace of mind while maintaining independence and privacy. For the last twenty years the annexe has been successfully let, providing an income while remaining totally un-intrusive allowing all occupants total privacy of co-existence.

Holton itself has a thriving community that has evolved over the years that the family has owned Peakrevs. The village hall was being built at the same time as the house and is celebrating its 50th anniversary this year and is the hub of village life. Anyone moving to the village has the option to attend and participate in the range of events that are on offer: Thursday afternoon teas, film nights, BBQs, celebrations of national events, Parish Council meetings, WI meetings, quiz nights, craft fairs... The Table Tennis Club, going since 1977, was a particular favourite with the vendors. The local bus shelter has also had a new lease of life (unaffected by the fact that the village bus service was re-established earlier this year) and hosts Bring and Take events, an art gallery, and Book Weeks. The monthly magazine brings you up-to-date with news and all up-and-coming events.

It's now time for new owners to put their own personal stamp on the property, to make it their own individual home reflecting their tastes, needs and personalities.\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















# FIRST FLOOR

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Landing Double glazed window to front, airing cupboard.

Bedroom One. Two double glazed windows to rear, radiator, two double doored built in wardrobes.

Ensuite Shower Room. Low level w.c, wall mounted wash basin, shower cubicle, tiled walls, double glazed frosted window.

Bedroom Two. Two double glazed windows to front, Radiator, Built in wardrobe.

Ensuite Shower. Double width shower cubicle, wall mounted wash basin cupboard under. Low level w.c.

Bedroom Three. Double glazed window to front, Radiator, built in double wardrobe, wall lighting.

Bedroom Four. Two double glazed windows to rear, radiator, built in wardrobe.

Bathroom. His and Hers washbasins, corner bath with mixer tap and shower attachment, tiled walls, heated towel rail, spotlighting, frosted window.

# ANNEXE

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Partly glazed doors to :- Entrance Hallway. Radiator, built in cupboard, door to shower room.

Living Room. Patio doors to garden, radiator.

Bedroom. Double window to rear garden, radiator, door to shower room.

Shower Room. Wash basin with cupboards under, low level w.c, half tiling to walls, enclosed shower cubicle.

Kitchen. Built in oven and hob, built in cupboards and drawers, stainless steel single drainer sink unit, double glazed windows, radiator.





























# OUTSIDE

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The Rear Garden. Adjoining the rear of the property is a raised patio/seating area which leads to a mature, well tended garden area. The garden is laid to lawn interspersed with mature shrubs and bedding areas. The garden backs onto fields and provides a feeling of privacy, seclusion and tranquillity. There are two garden sheds, a small stream leads to a garden pond. There are two accesses to the front.

The Front Garden, comprises of an area that offers parking for vehicles an area of lawn and there is a mature magnolia tree and flowering and bedding areas.







# LOCATION

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The property is located in the small parish of Holton and is a highly regarded village with both a church and popular village hall and is only one mile approximately from the thriving village of Wheatley. The property is none-the-less well placed for a host of facilities and amenities including a highly regarded doctors' surgery, a very popular post office/shop, a Co-Op pharmacy, high quality bakers and butchers shops, a busy Indian restaurant and several other eateries. The village also boasts two supermarkets and a variety of local trades. The Park Sports Centre, located in Holton, adjacent to Wheatley Park School, has a huge range of fitness facilities. A popular bus service runs through Holton twice a week and Wheatley has regular bus services. Arriva Shires & Essex runs between Oxford and Aylesbury via Headington, Wheatley and Thame.

## Schooling

Schooling is available for all ages and abilities in Wheatley. Wheatley Park School (WPS) is a co-educational state secondary school of approximately 1150 pupils and is situated in Holton. The Wheatley Church of England Primary school catering for 4-11 year olds was rated 'Good' by Ofsted in June 2019. There is a Wheatley pre-school located on the Littleworth Road.

Holton's location also means Oxford's renowned public schools including: Headington Rye, Magdalen College School, Oxford High, and the grammar schools of Aylesbury and High Wycombe are easily accessible.

## Commuter

The property is located outside the ring-road of Oxford to the east of the city which makes

Peakreys superbly placed for a number of road networks to include the A34, A40 and

M40. The Oxford train station is approximately 8 miles distant which provides a fluent link to London and cities to the north. Thornhill Park and Ride Coach services, which is located just under 3 miles from the property, offers perfect commuter links to London (Oxford Tube and X90) and Heathrow/Gatwick Airports.









# INFORMATION

## Services, Utilities & Property Information

Utilities — Water supply, Sewerage, Gas ? Electricity Supply.

Mobile Phone Coverage '4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability - 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.'

Tenure — Freehold

Example wording: Postcode: OX33 1 PU what3words: backup.amazed.testing

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Local Authority: South Oxford District Council,  
Council Tax Band: G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 or 07879 407697

## Website

For more information visit F&C <https://www.fineandcountry.co.uk/oxford-abingdon-andwallingford-estate-agents>

## Opening Hours:

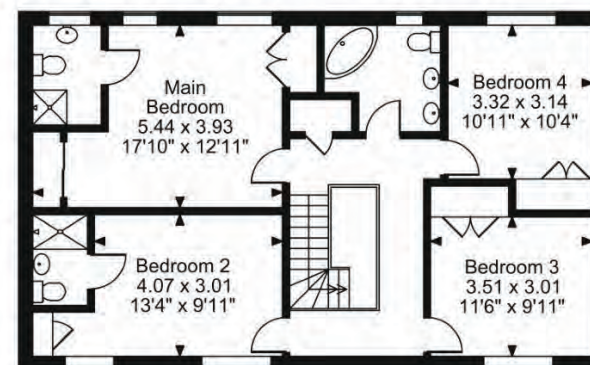
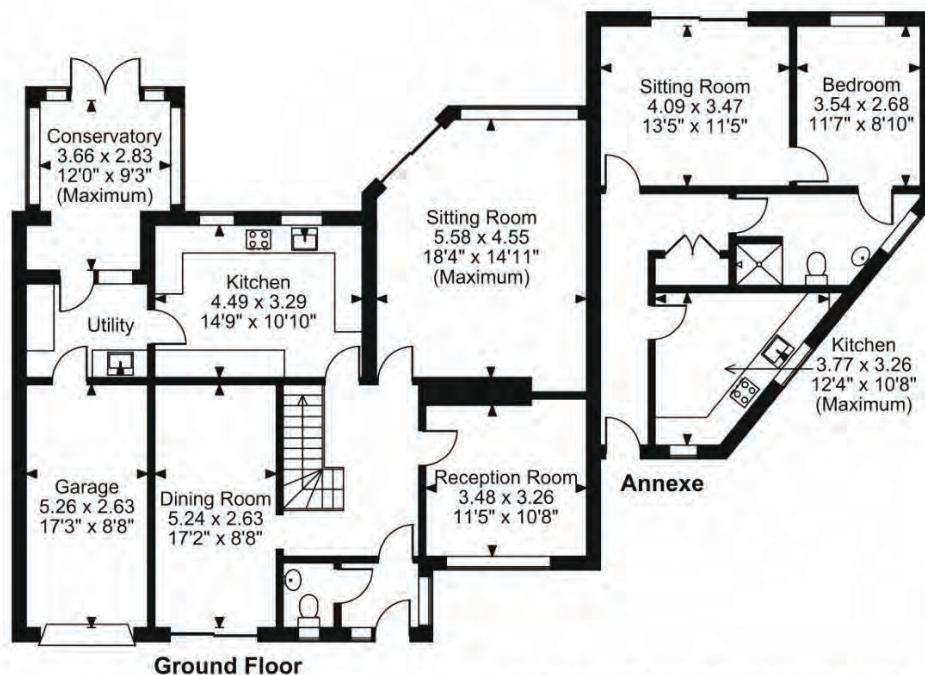
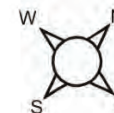
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



**Peakrevs, Holton, Oxford**  
**Approximate Gross Internal Area (Including Garage)**  
**2217 Sq Ft/206 Sq M**  
**Annexe = 558 Sq Ft/52 Sq M**  
**Total = 2775 Sq Ft/258 Sq M**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Property  
Redress**



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 06.10.2025

**FINE & COUNTRY**







# FINE & COUNTRY

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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.



## TRISTAN BATORY

PARTNER AGENT

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Tristan emerged from a classical musical background during the 1980's where he achieved with Distinction Grade 8 in the flute and piano. He has been lucky enough to work with many top performing artists and orchestras. A passionate interest in architecture spurned a career change training initially as an architect, surveyor and then, realising the pleasure of working with people, Tristan decided to become an Estate Agent.

Commencing his career as a sales negotiator, Tristan worked his way up, becoming an area manager, and within five years, was looking after 5 offices across Buckinghamshire for a top corporate company.

In 2001 he decided to set up an independent estate agent with fellow Partners in Princes Risborough and within 12 months we became firm market leaders based on properties sold.

It was during this time where Tristan appreciated the absolute necessity of implementing the highest levels of customer care and the benefits that brings, not just to me running a business, but realising and understanding buyers and sellers really need a top class estate agent that is prepared to go beyond the normal levels of service.

Fine & Country not only provides me the opportunity to market some of the finest homes in the country but it also enables Tristan to provide the highest quality of customer service to my clients. Fine & Country blends premium customer service levels with innovative marketing that eclipses our competitors. As an experienced, successful estate agent with over 35 years of experience, can offer local, national and international coverage for your property and I am available 24 hours a day to assist and support you.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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