



Waterperry, Oxfordshire, OX33

- Guide Price £800,000

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Having been thoughtfully extended and comprehensively renovated by the current owners, this exceptional four-bedroom home has been transformed into a truly stunning family residence. Every aspect of the property has been carefully considered, creating an effortless blend of contemporary living and timeless period charm. Beautiful original features, including exposed beams and striking fireplaces, have been lovingly restored and showcased, while the high-quality finish throughout reflects the care and attention invested in every detail.

Approached via a private gravel driveway, the property enjoys an impressive frontage and superb kerb appeal, offering an immediate sense of warmth and character from the moment you arrive. At the heart of the home is the beautifully appointed open-plan kitchen and dining room, designed with both family life and entertaining in mind. Bathed in natural light from its dual-aspect windows and French doors opening onto the garden, this inviting space also features an original exposed fireplace and a separate pantry, seamlessly combining practicality with charm. A generous sitting room, complete with wooden flooring and further access to the garden, provides the perfect place to relax, while a conveniently positioned cloakroom completes the ground floor accommodation. Upstairs, the impressive principal bedroom benefits from a stylish en-suite shower room, complemented by three further well-proportioned bedrooms and an elegantly finished family bathroom, offering flexible accommodation for growing families or those requiring additional space for guests or home working.

Outside, the property continues to impress. A range of substantial outbuildings presents a wealth of possibilities, whether you're looking to create a home office, studio, gym, workshop or self-contained annexe for multi-generational living or visiting guests. The versatility on offer is rarely found and provides exciting potential to tailor the space to your own lifestyle. The beautifully established rear garden has been thoughtfully designed to create a peaceful and private sanctuary. Predominantly laid to lawn and framed by mature trees, shrubs and well-stocked borders, it offers complete privacy and a safe, secure environment for children and pets alike. A variety of seating areas provide the perfect setting for outdoor entertaining or simply relaxing and enjoying the tranquillity of the surroundings. The love, care and meticulous attention that the current owners have devoted to this home is evident at every turn, from the exceptional interior finishes to the beautifully maintained gardens. Offering a rare combination of character, quality and a wonderful opportunity for its next owners to begin their own chapter in an wonderful family home.

### **Situation**

Nestled in the Oxfordshire countryside just east of Oxford, Waterperry offers an idyllic rural lifestyle surrounded by open farmland, picturesque lanes and beautiful landscapes. Best known for the renowned Waterperry Gardens, the village combines countryside tranquillity with excellent access to nearby amenities, making it an appealing choice for families, professionals and those looking to escape the pace of town life without feeling isolated. Waterperry has a peaceful, close-knit community and a distinctly rural character, with excellent opportunities for walking, cycling and enjoying the surrounding countryside.





At the heart of the village are the historic Waterperry Gardens, which feature 20 acres of beautifully maintained gardens, a garden centre, gallery, museum and popular tea room. Throughout the year, the gardens host seasonal events, workshops and the acclaimed Waterperry Opera Festival, adding to the village's unique appeal and vibrant community atmosphere.

Although Waterperry itself remains intentionally small and rural, residents are only a short drive from the thriving village of Wheatley, where most everyday amenities can be found. Wheatley offers supermarkets including Asda and Co-op, independent retailers, cafés, pubs, restaurants and takeaways, alongside a medical centre, dental surgeries, pharmacies, a post office and a range of other essential services. This convenient proximity allows residents to enjoy the peace of village life while having everything they need within easy reach. The area is particularly attractive to families thanks to the excellent range of educational opportunities nearby. Wheatley Church of England Primary School and Great Milton Church of England Primary School both serve younger children, while Wheatley Park School is the principal secondary school for the area and enjoys a strong local reputation. Waterperry is also ideally positioned for access to some of Oxfordshire's most prestigious independent schools, including The Dragon School, Headington Rye Oxford, Oxford High School, Magdalen College School and St Edward's School, making it an excellent choice for families considering either state or private education.

One of Waterperry's greatest advantages is its close proximity to the historic city of Oxford, which is approximately twenty minutes away by car. Internationally renowned for its university, Oxford offers an exceptional blend of history, culture and contemporary living. Residents can explore world-famous colleges, beautiful parks and riverside walks, visit the Ashmolean Museum and Pitt Rivers Museum, enjoy performances at theatres and live music venues, or shop at Westgate Oxford alongside its many independent boutiques. The city's thriving food scene, traditional pubs, fine dining restaurants, cafés and year-round programme of festivals, exhibitions and cultural events ensure there is always something to enjoy. Despite its peaceful rural setting, Waterperry is exceptionally well connected for commuters. The village lies around ten minutes from Junction 8/8A of the M40, providing excellent road links towards London, High Wycombe, Birmingham and the wider motorway network. The nearby A40 offers straightforward access into Oxford and west towards the Cotswolds. Rail connections are equally impressive, with Oxford Station providing regular services to London Paddington, Reading and the South West, while Oxford Parkway offers direct services to London Marylebone. Haddenham & Thame Parkway is also within easy reach, providing another fast route into the capital. Regular bus services from nearby Wheatley further enhance connectivity, linking residents with Oxford, Headington and the surrounding villages.

Combining beautiful countryside, a welcoming village community, excellent nearby amenities, outstanding educational opportunities and superb transport connections, Waterperry offers an enviable balance between rural tranquillity and modern convenience. It is an ideal location for families, professionals and commuters seeking a peaceful Oxfordshire village lifestyle without compromising on accessibility or the wealth of opportunities offered by nearby Oxford.



## Council tax

Council tax band E amounting to £3113.13 for the year 2026/27

## Viewing arrangements

Strictly by appointment and accompanied by Fortnums Estates.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

## Services

All mains services are connected with the exception of gas.

## Tenure & Possession

Freehold and offered with vacant possession.



## Advisory notes

*Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*





Approximate Gross Internal Area = 127.30 sq m / 1370 sq ft

Garage = 31.60 sq m / 340 sq ft

Garden Room = 16.20 sq m / 174 sq ft

Store = 11.40 sq m / 123 sq ft

Total = 186.50 sq m / 2007 sq ft

For identification only - Not to scale

 = Restricted Head Height

