



PROSPECT COTTAGE

4 Church Street, Beckley, Oxford, OX3 9UT



A CHARMING PERIOD PROPERTY IN THIS SOUGHT-AFTER VILLAGE CLOSE TO OXFORD.

An exceptional Grade II listed period cottage in a tranquil village setting, enjoying elevated views over beautiful gardens.

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Local Authority: South Oxfordshire District Council
Council Tax band: G
Listed: Grade II
Tenure: Freehold

DESCRIPTION

Occupying a peaceful position on Church Street—a quiet no-through lane just off the main village road—this charming cottage has been extended and now presents a beautifully balanced blend of character and modern comfort. Set in an elevated position, the property enjoys far-reaching views across its own generous and meticulously maintained gardens. Rich in period detail, the house features exposed timbers, beams, and open fireplaces, all of which contribute to its inherent charm. The front door opens into a welcoming entrance hall, leading to a delightful sitting room with inglenook fireplace, which in turn opens to a cosy study with a wood-burning stove and access to the garden.

The generous dining room flows seamlessly into a spacious kitchen/breakfast room, extensively fitted with a range of wall and base units, an electric Aga, and enjoying views over the terrace and gardens beyond. A well-appointed utility room lies just off the kitchen, with direct garden access, and there is also a ground floor shower room with WC.

On the first floor, the principal bedroom benefits from an en suite bathroom, while four further bedrooms are served by a well-fitted family bathroom. The property is connected to Gigaclear ultrafast broadband, making it ideally suited to modern living. The gardens are a particular feature of the property and notably larger than many in the lane. A large, sheltered terrace directly behind the house provides the perfect setting for al fresco dining and entertaining, accessible from both the house and the side path. The gardens gently descend from the terrace, flanked by mature, well-stocked flower and shrub borders. There is a greenhouse, summerhouse and shed. Within the grounds, there is an orchard, productive vegetable beds, and further herbaceous borders, along with a garden workshop and store. The setting is enhanced by lovely open views towards Otmoor Nature Reserve, creating a peaceful and picturesque backdrop.





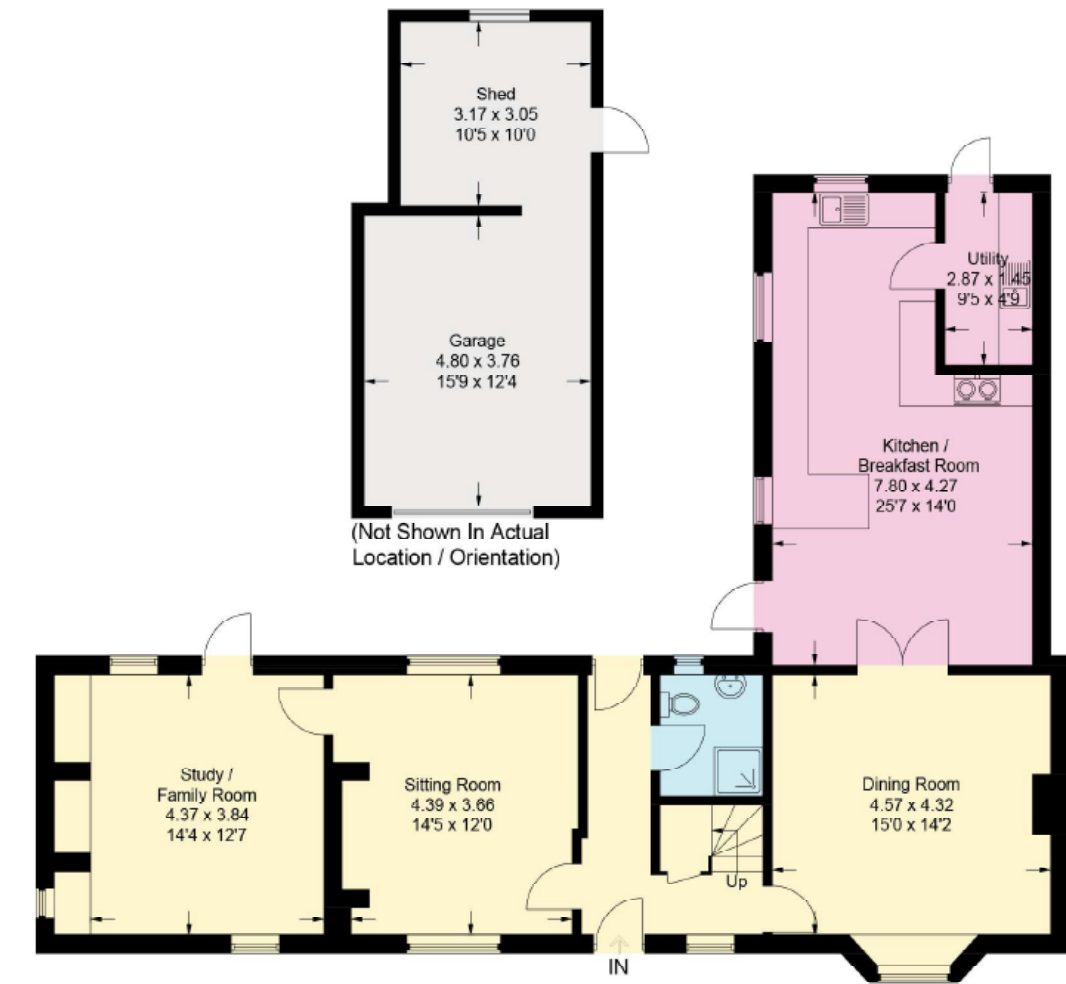
LOCATION

Beckley is ideally situated just 4.5 miles northeast of Oxford and adjoins the RSPB Otmoor Nature Reserve. It is a thriving village with a community-owned pub, the Abingdon Arms, a primary school, a new village hall, a church and sports fields.

Communications are excellent with Islip rail station 4 miles away with services to London Paddington from 52 minutes and the M40 (jct 8a) about 8 miles.







Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 105.5 sq m / 1,136 sq ft
First Floor = 100.2 sq m / 1,078 sq ft
Garage / Shed = 28.1 sq m / 302 sq ft
Total = 233.8 sq m / 2,516 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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