



**Leys Field, Oxhill**  
Guide Price **£1,095,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Leys Field

Oxhill, Warwick

This exceptionally well-presented executive home featuring five double bedrooms and five bathrooms, along with stylish, versatile reception spaces. It is located in an exclusive development of just a few houses in the heart of a desirable community village, only a few minutes walk from the outstanding village pub. This village is easily accessible to a variety of schools, the Cotswolds, Stratford-upon-Avon, and rail connections to London.

Upon entering, you are welcomed by an inviting entrance hall with herringbone Karndean flooring that extends into the impressive kitchen/dining/family room, which spans almost 40 feet across the back of the house. This space features a wide selection of units, quartz worktops, a large island connected to a stylish built-in marble dining table. The kitchen is equipped with two electric fan ovens, a microwave oven with a warming drawer, an induction hob, a dishwasher, and space for an American-style fridge freezer. A utility room at one end includes a convenient side door to the garden. Bi-fold doors from the family area allows light to flood the room, while another set of bi-fold doors leads into the formal sitting room, which boasts modern panelling, a large bay window, and a wood-burning stove.





On the first floor, a spacious and light landing provides access to the main bedroom. This room features fitted wardrobes, and an ensuite shower room. Additionally, there are two other ensuite bedrooms on this level, along with a fourth bedroom that has access to the family bathroom, complete with a separate bath and shower. The second floor is generously sized, and includes a beautiful guest room with an ensuite shower room, as well as another room of equal size across the landing, currently set up as a cinema room.

The beautiful, south-facing garden has a large patio bordering the lawn and a further seating area. There is access to the double garage and in front there is a large driveway with access to the EV charging station.

The village of Oxhill lies roughly half-way between the towns of Stratford-on-Avon and Banbury, on the borders of Warwickshire and Oxfordshire in the area known as the Vale of the Red Horse. There is a real sense of community with the thriving village pub 'The Peacock' the church and recently renovated village hall. The Peacock pub in the village is lovely, very homely and inviting with great food and a nice village atmosphere. Less than a mile from The Royal Oak pub in Whatcote which has a Michelin star The village hall has recently been refurbished and offers a fantastic range of classes, clubs and gatherings.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

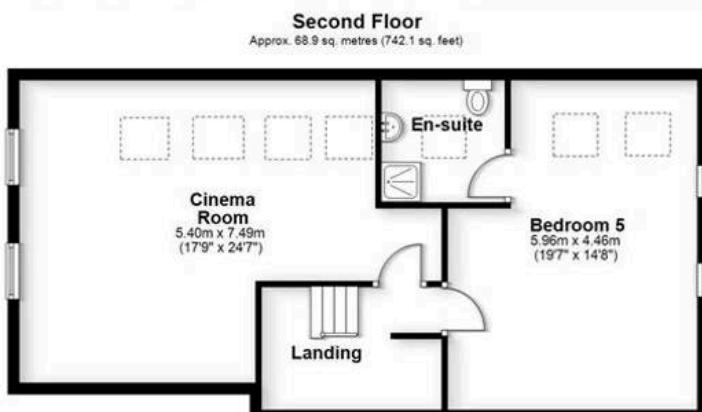
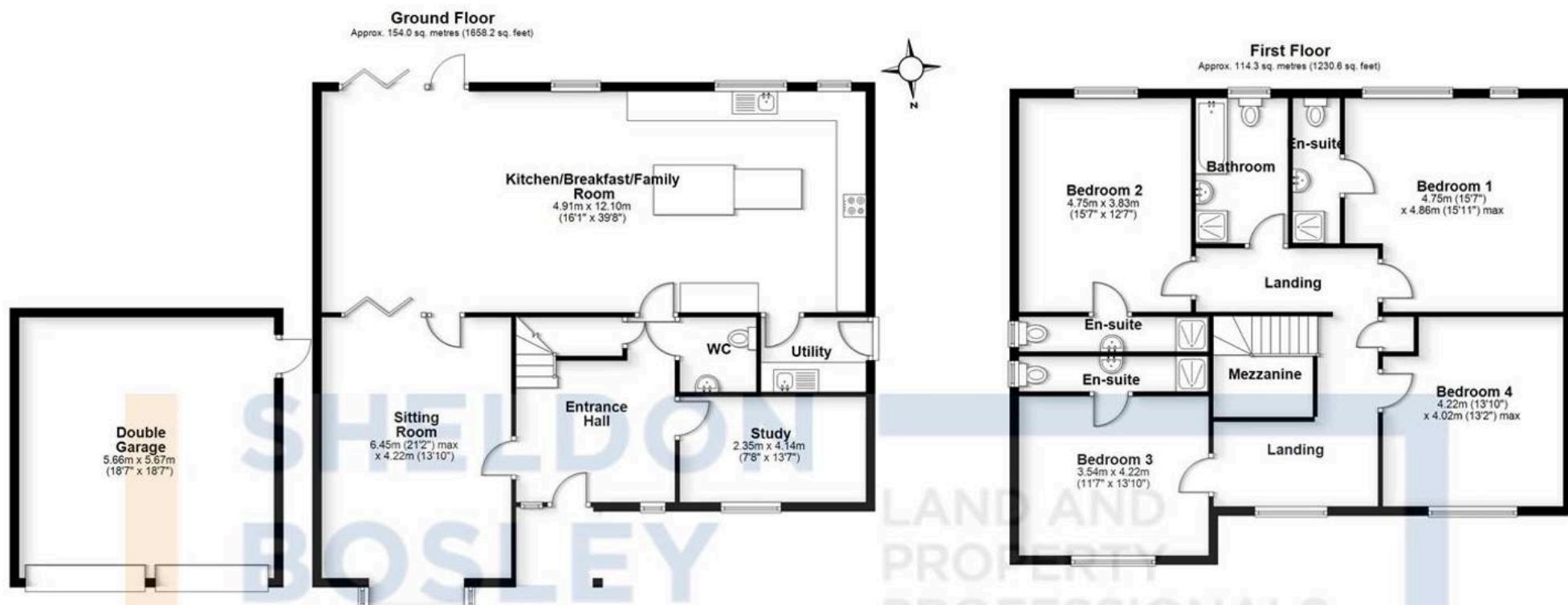
#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





Total area: approx. 337.3 sq. metres (3630.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



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