



Parklands Manor
Besselsleigh, Oxfordshire

Carter Jonas

9 PARKLANDS, BESSELSLEIGH, OXFORDSHIRE OX13 5PN

Entrance hall, sitting room, dining room, kitchen, cloakroom, 3 bedrooms (1 en-suite), family bathroom. Garden. 2 allocated parking spaces complete with EV charging facilities

DESCRIPTION

Parklands Manor is a unique and thoughtfully designed collection of new homes set amongst 23 acres of private parkland approached via a gated sweeping treeline drive. This beautiful setting, which adjoins the ancient Besselsleigh woodland, is a wonderful space for walking and enjoying the open countryside. In addition, for those keen on fitness, within the Parkland is a carefully planned 1km jogging route. In addition, Parklands is well placed for road and rail links and is on the bus route to Oxford with the bus stop allocated outside the main entrance.

This lovely home is an appealing family home or a perfect weekend retreat being ideal for those keen to lead an active lifestyle and enjoy time in the country air. It provides stylish and contemporary accommodation arranged over two floors complemented by a private garden with summerhouse and gate leading out to the estate. The ground floor provides a spacious entrance hall with stairs to the first floor, a sitting room with a real flame fire and French doors opening to the garden, a dining room with built in bench seating, and the well-equipped and stylish kitchen enjoying an outlook over the Parkland at the front of the house. In addition, a well-planned utility cupboard in the entrance hall, a deep under-stair storage cupboard, and a convenient cloakroom/WC completes the ground floor.

A first floor level are three generously sized double bedrooms and the family bathroom. The principal bedroom suite features a walk-in wardrobe and an en-suite shower room. All rooms enjoy the wonderful outlook over the parkland.

A STYLISH SEMI-DETACHED HOUSE FORMING PART OF THE MOST IMPRESSIVE PARKLANDS MANOR COUNTRY ESTATE SET AMONGST C.23 ACRES OF PARKLAND, YET WITHIN EASY REACH OF OXFORD



Situation

Besselsleigh is a small village with a parish church and the renowned Greyhound pub & restaurant. The neighbouring village of Appleton provides a village pub, community shop, tennis & cricket clubs as well as the Ofsted 'Outstanding' Appleton Primary School. There are excellent transport links with easy access to the A34, M40 and M4. Didcot Parkway railway station (London Paddington 12 miles), and Oxford Parkway (London Marylebone 9 miles). The university city of Oxford and the historic market town of Abingdon are both just 6 miles away.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: From Oxford, take the A420. After approximately 3.5 miles, past the right turn to Besselsleigh, the driveway to Parklands will be found on the right, signposted Parklands Manor.

Tenure: Freehold

Services: Mains electricity, water and drainage are connected. Gas central heating from the estate's supply, complemented by underfloor heating on the ground floor.

Local Authority: Vale of White Horse District Council
Council Tax: Band F

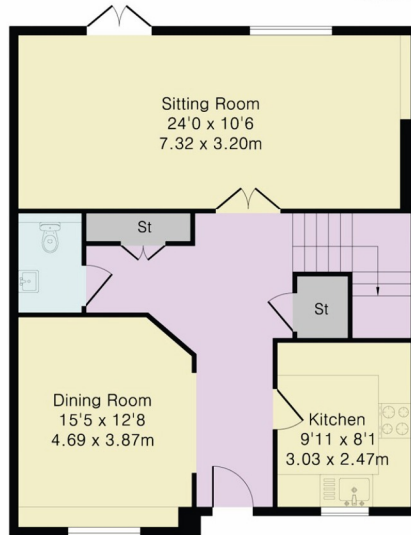
Maintenance Charges for communal areas and parkland :
£825 per annum for 2023/24

Management Company: Remus Property Management
EPC rating: C

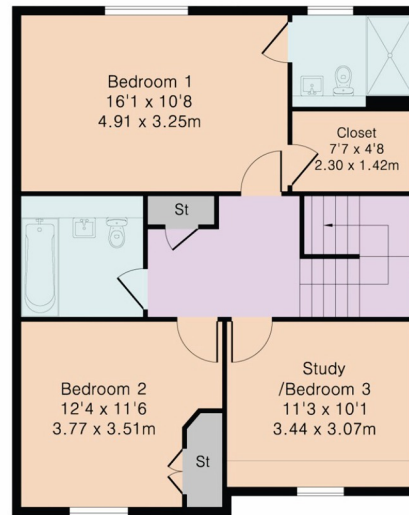
Internal photos have been digitally staged.



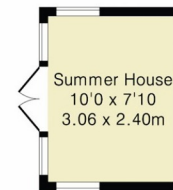
Approximate Gross Internal Area 1457 sq ft – 135 sq m
 Ground Floor Area 689 sq ft – 64 sq m
 First Floor Area 689 sq ft – 64 sq m
 Garage Area 79 sq ft – 7 sq m



Ground Floor



First Floor



Outbuilding



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Offices throughout the UK



IMPORTANT INFORMATION

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