



**FOX HOLLOW**

Horton-cum-Studley

**Carter Jonas**

# FOX HOLLOW CHURCH LANE HORTON-CUM-STUDLEY OXFORDSHIRE OX33 1AW

A WONDERFULLY DESIGNED CONTEMPORARY FIVE-BEDROOM FAMILY HOME IN A SOUGHT-AFTER VILLAGE WITH COUNTRYSIDE VIEWS FRONT AND REAR

Entrance Porch · Hall, Open Plan Kitchen with Dining Room with Family Area and Garden Room · Utility Room, Cloakroom · Five Bedrooms · Three Bathrooms Dressing Room

Double Garage · Parking · Gardens

EPC rating B

## DESCRIPTION

Fox Hollow has been extensively renovated by the current owners to offer a truly special family home. The property has been designed for open plan living with the central area designed around the kitchen with areas radiating off. Upgrades include an air source heat pump with underfloor heating to the ground floor, double glazing, new kitchen, and bathrooms. Outside the property has been landscaped. The property occupies a superb location with countryside views on a no through road in a sought-after village, close to Oxford city.

## ACCOMODATION

The entrance sets the scene as you enter through a large entrance porch with side wood stores and seating, with bespoke double doors opening into the house reception hall with staircase and oak runners.

The central space has been designed for open plan living with room areas off. The focal hub is the Kitchen with a range of bespoke cabinets and Dekton white marble effect tops comprising a central island with breakfast bar and sink with filtered cold water tap and waste disposal unit. Falcon cooker range with two ovens and induction hob. Integrated dishwasher.





Patio doors providing access to the outside which is an ideal space for entertaining with countryside views.

There is a family seating area off the kitchen with a fireplace.

At the opposite end on the house the dining area opens into a garden room area with patio doors opening onto the rear garden seating area.

Utility room with space for white goods with sink and door to garden. Cloakroom with white suite.

Large contemporary tiling extends through the open plan living areas.

The first floor has been upgraded with oak flooring.

The principal bedroom suite comprises a double room with a feature wood panel wall and has views over countryside from a low-level picture window. The room is complimented by a large walk in dressing room with a range of hanging rails and drawers.

The ensuite has an oversized walk-in shower, wood vanity unit with twin granite sinks.

Bedroom two is a double room with a half-panelled feature wall and double wardrobe. En-suite comprising walk in shower and vanity unit with inset sink.

Bedroom three is a large double room which is currently used as a playroom.

Bedroom four is a double room with wardrobe.

Bedroom five is a single room with wardrobe, and would make an ideal office.

The house bathroom has a free-standing bath with feature tiled wall backdrop. Vanity unit with Dekton top and sink.



## OUTSIDE

Situated on a no through road, the property occupies an elevated plot with countryside views to the front and rear.

The landscaped front garden has a generous gravel parking area with surrounding granite sets and has flower boards and tree lined frontage.

Double garage with twin doors and personal door to living accommodation.

The rear garden backs onto countryside with an estate fence.

The garden has a lawn and large smooth finished concrete patio with seating and dining areas. Trees, borders, shed and chicken run and an enclosed side garden with double gates to the front aspect complete the gardens.



## LOCATION

Oxford - (London Paddington) 10 miles  
M40 Junction 8a - 8 miles  
Bicester Village station (London Marylebone) - 9 miles

All distances and times approximate

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Electricity, water, mains drainage.

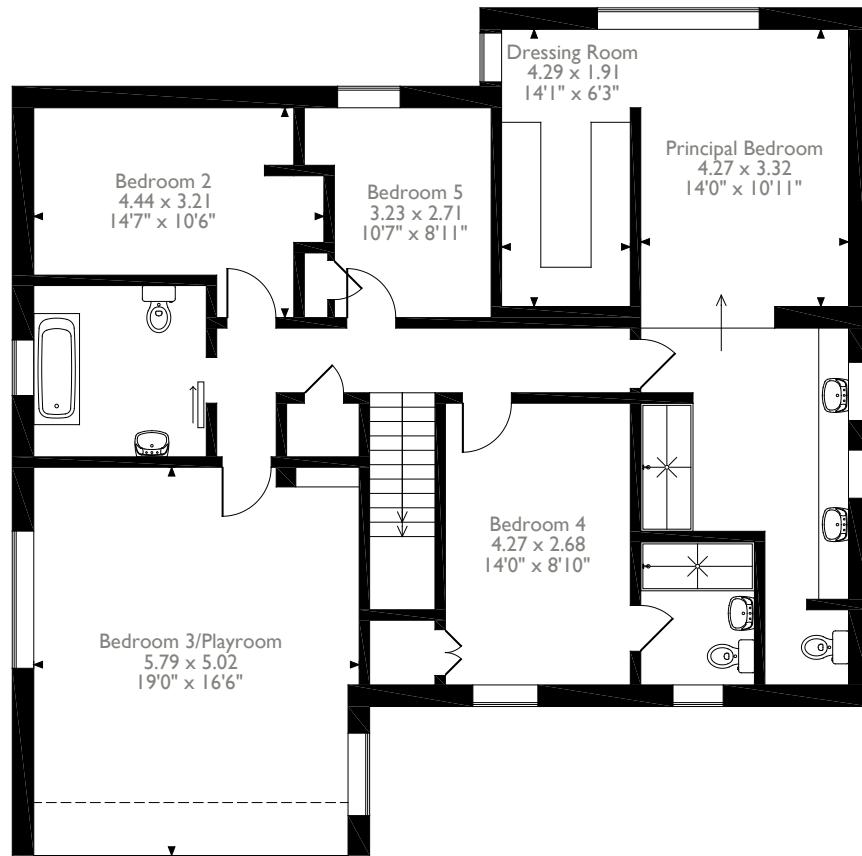
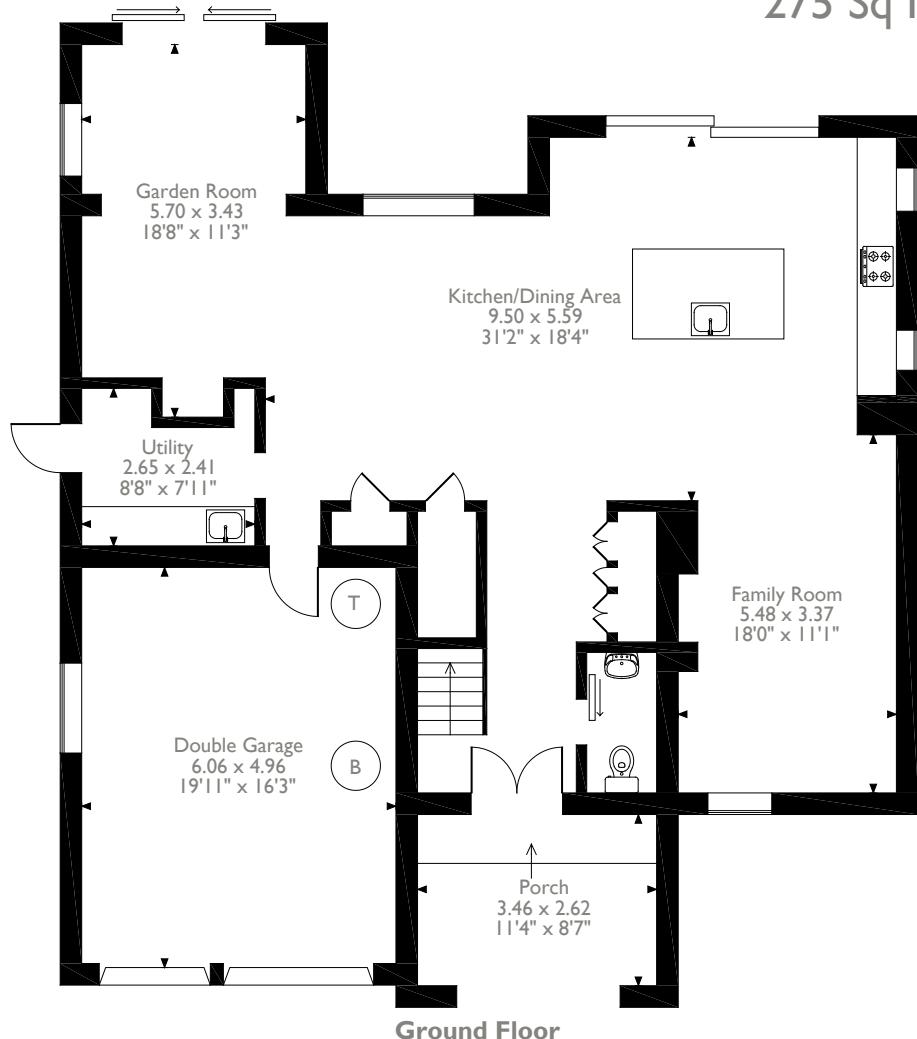
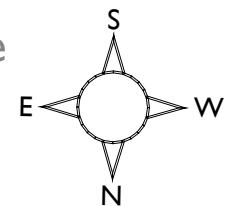
Council Tax Band: G

Directions: what3words://cooked.tidying.cries





Fox Hollow, Church Lane, Horton-cum-Studley, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 275 Sq M/2960 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Oxford**

oxford@carterjonas.co.uk  
 Mayfield House, 256 Banbury Road, Summertown.

**carterjonas.co.uk**

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor any person acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.