



SPRINGFIELD

WOODPERRY ROAD, BECKLEY, OXFORD OX3 9UY

**PENNY &
SINCLAIR**

Springfield Woodperry Road, Beckley, Oxford OX3 9UY

DESCRIPTION

Enjoying outstanding views over the Otmoors, is this individual detached family home occupying a plot in the region on 0.5 acres. The property was built nine years ago for the current owners and offers well-proportioned accommodation throughout making it an ideal family home. In brief the accommodation comprises of: spacious entrance hall, bay-fronted sitting room with wood burner, study with bespoke Cherry wood desk and cupboard, wonderful kitchen/family room with bi-fold doors leading to a fantastic garden room with roof lantern, and cloakroom on the ground floor. The first floor offers a fabulous master bedroom suite with en suite, walk-in wardrobe and handmade storage cupboards, guest suite, two further double bedrooms and family bathroom. There is a large loft space with two velux windows offering the potential to extend subject to the usual consents. To the front there is a gravelled driveway providing parking for numerous vehicles and an integral garage, whilst to the rear there is a beautiful mature garden divided in to two sections along with a useful garden shed with light and power and a 'boule' court at the bottom of the garden.

LOCATION

Beckley is a village located approximately 4.5 miles to the north east of Central Oxford. The church is of Norman origins, but was rebuilt in the 14th and 15th centuries. Beckley has a highly regarded church of England primary school in addition to a community run pub (The Abingdon Arms). For those wanting outdoor activities, there's a sports field and tennis court, along with Otmoor nature reserve allowing for some fantastic walks taking in the local countryside. The village allows for fast and easy links to Headington and the various hospitals, Summertown, and North Oxford. Rail links to London Marylebone and Oxford can be found at Islip (10 minutes). There are excellent road links to London via the A40/M40 and to the South and Midlands via the A34.

DIRECTIONS

Leave Oxford via Headington and proceed to the Green Road Roundabout. Take the 2nd exit signposted crematorium. Follow this road for 1.7 miles to the T junction. Turn right then immediately left towards Horton cum Studley. After 0.5 mile, turn left in to Woodperry Road (sign posted Beckley). Follow this road for approximately 1 mile and the property can be found on the left.

VIEWING ARRANGMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB

Tel: 01 235 422422

Council tax band: G amounting to £2,936.47 (2017/18)



AGENTS CONTACT DETAILS

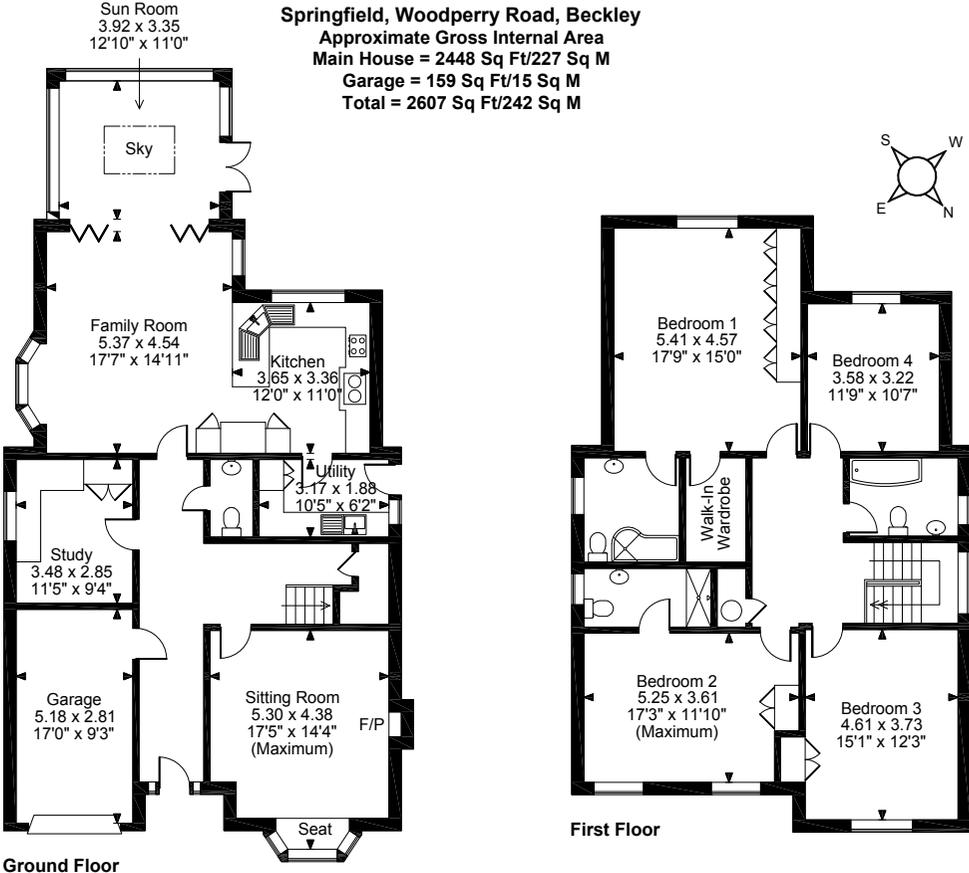


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Springfield, Woodperry Road, Beckley
Approximate Gross Internal Area
Main House = 2448 Sq Ft/227 Sq M
Garage = 159 Sq Ft/15 Sq M
Total = 2607 Sq Ft/242 Sq M



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