





Springhill House, Begbroke, Oxfordshire, OX5 1RX

A beautiful Grade II Listed country house, with a 2 bed cottage and home office/games room, in a wonderful rural location close to Oxford

Woodstock 3.5 miles, Oxford city centre 6.5 miles, Summertown Oxford 5 miles, Oxford Parkway 5 miles.

Oxford central to London Paddington by rail from about 50 mins, Oxford Parkway to London Marylebone by rail from about 1 hour and 5 mins

Hall with cloakroom | Morning room | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility/boot room | Principal bedroom with en-suite bathroom | 4 Further bedrooms 3 Further bathrooms | Home office/games room with kitchenette and WC | Cottage with 2 Bedrooms | 2 Bath/shower rooms | Sitting room and kitchen/breakfast room | in all about 1.75 acres | EPC Rating F | Cottage EPC Rating D

The property

Springhill House is a much loved and well-presented historic house in a stunning rural location, yet very convenient for Oxford and Woodstock. The house dates from the early 17th century and is listed Grade II. The spacious family accommodation is spread over three floors and enjoys many features synonymous with the period, including some stone mullioned windows, roof and ceiling beams, leaded lights, flagstone floors and a large inglenook fireplace. The lay-out of the house and cottage/office can be seen on the floor plan. The house is surrounded by rolling farm land and an ancient woodland, over which the house enjoys lovely far reaching views.

Outside

The house enjoys a right of way down the long drive (just over half a mile) from the village. To the front of the house there is plenty of parking, with access to both the front and back

doors. Immediately to the rear is a charming and large paved terrace, ideal for outdoor dining. The main gardens include mature flower beds, extensive lawns with a number of trees, including an orchard. There is a kitchen garden and several useful sheds. There is also a landscaped mound, from which the views are even more spectacular.

To the north of the house, and a particular feature, is a large games room or home office together with a very appealing two bedroomed cottage, ideal for two generational living.

Location

The house is approached through the old part of Begbroke, to the west of the Woodstock Road. with its pretty houses and cottages, including The Priory, Manor, Vicarage, 12th century Church of St Michael and the Royal Sun Inn. The world famous University city of Oxford offers a wide array of amenities together with its cultural and educational facilities. The historic market town of Woodstock has an extensive range of amenities too, including numerous pubs, a delicatessen, tea-shops, restaurants, a number of boutiques and local stores. Blenheim Palace. a UNESCO world heritage site, is nearby. An extensive network of footpaths can be accessed from the house providing walks across the rolling Oxfordshire countryside. Begbroke lies within the catchment area of Woodstock Primary School and the Marlborough Secondary School. There is a wide selection of private schools including those in Oxford; The Dragon, Summerfield's, St Edwards, Oxford High School, Magdalen College School and Headington, to name but a few. Slightly further afield are Abingdon School, Cothill, Radley College, St Helens, Bloxham and Tudor Hall

Begbroke is well placed for transport links via the A44 to the M40, the Oxford ring-road and A34. Oxford Parkway and the main Oxford station, together with nearby Hanborough, have good rail links to London. There is a good bus service that runs from Begbroke to Oxford, Woodstock, Charlbury and Chipping Norton.















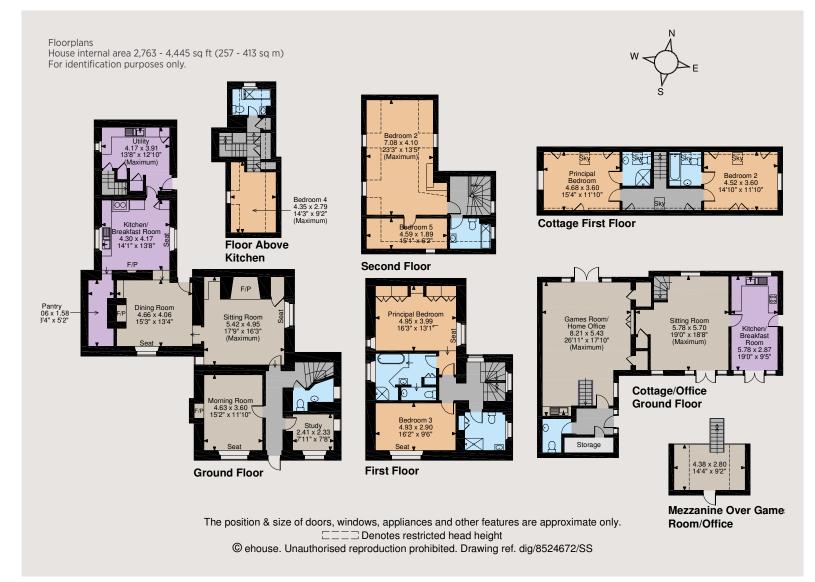












IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2022 and May 2023. Particulars prepared May 2023 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Directions

(OX5 1RX) From Oxford head north on the A44 towards Woodstock. At the Begbroke roundabout (The Royal Sun pub) take the left hand turn on to Spring Hill Road. At the top of the road continue up the hill, on the gravel track. signed Spring Hill House - follow this for just over half a mile to the house.

General

Local Authority: Cherwell District Council

Services: Mains electricity and water. Private drainage to septic tanks. BT cloud and broadband. Oil fired central heating. Calor Gas fired Aga. We are not sure that the private drainage at this property complies with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2.500.000

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

oxford@struttandparker.com struttandparker.com

🧡 @struttandparker

f /struttandparker

Over 45 offices across England and Scotland. including Prime Central London







