

4 Holyrood House,  
South Leigh



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## A five-bedroom family home with beautiful interiors and landscaped gardens in an idyllic West Oxfordshire setting.

Enjoying a peaceful countryside setting in the hamlet of South Leigh, Holyrood House was founded as St James' College in 1875 before evolving through a variety of uses. In the 1990s, the building was thoughtfully converted into an exclusive collection of private homes, with Number 4 forming part of a later addition to the original house. Today, it is an exceptional family residence, offering refined contemporary living across three beautifully presented floors.

Refurbished throughout, the property features electric underfloor heating to the sitting room and bathrooms and solar panel technology. The heart of the home is a stunning dual-aspect kitchen/breakfast/dining room, beautifully light and finished with Jerusalem limestone flooring. It features traditional cabinetry, a central island and integrated Miele appliances, including ovens, an induction hob, dishwasher and wine fridge. A feature electric fire warms the dining area, and partially glazed doors open into the striking vaulted sitting room. This superb space features exposed timbers, characterful glazing, French doors opening on to the terrace and a log burner as a cosy central focal point. A study/snug, a utility room and a cloakroom provide additional practicality and flexibility.

On the first floor, the dual-aspect principal bedroom features fitted storage and a stylish en suite bath and shower room, alongside a further bedroom served by a bathroom. The second floor offers three double bedrooms and a shower room, creating well-balanced accommodation ideally suited to modern families. All bedrooms enjoy garden vistas.

The property presents an attractive red-brick façade with clay-hung tile detailing, complemented by a generous block-paved driveway providing ample parking. There is also a stone-built double garage. A five-bar gate leads to the rear gardens, a particular highlight of this home.

Beautifully landscaped, the fully enclosed gardens provide a substantial block-paved terrace as a wonderful setting for al fresco dining. Beyond, the lawn is framed by well-stocked borders, where an abundance of mature planting brings colour, texture and seasonal interest. Pathways meander through a series of distinct garden areas, including attractive gravelled seating spaces.

A stylish timber-framed garden studio, extensively glazed to maximise natural light, offers a versatile space for home working or quiet relaxation, with a useful garden store and shed discreetly positioned behind. To the far end, an expansive lawn is interspersed with mature and specimen trees, creating dappled shade and a peaceful retreat within this exceptional outdoor setting.

**3,057 sq ft (284 sq m)**  
**Five bedrooms | Three bathrooms**  
**Double garage and driveway parking | Versatile garden studio and outbuildings**  
**Freehold | Residential**

**Guide price £1,250,000**

## Location

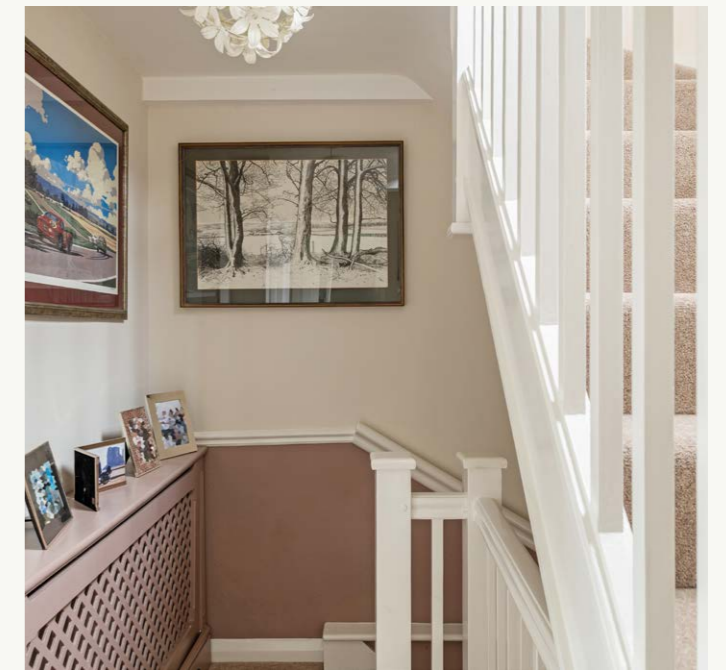
Holyrood House enjoys a delightful rural setting, surrounded by beautiful West Oxfordshire countryside and a network of quiet lanes and footpaths, offering wonderful walks directly from the doorstep. South Leigh is a charming hamlet located approximately three miles east of Witney, with a church, village hall and the popular Mr Hanbury's Mason's Arms at the heart of its welcoming community.

Witney is a vibrant market town beside the River Windrush at the gateway to the Cotswolds. The town offers an excellent range of shops and amenities, including Waitrose, Sainsbury's and Marks & Spencer supermarkets, together with a variety of pubs, restaurants and well-regarded schools. The historic city of Oxford lies approximately 13 miles away and provides an extensive selection of shopping, cultural and leisure facilities, including theatres, cinemas, museums and sporting venues.

South Leigh is particularly well positioned for access to both Oxford and London via the A40 and M40, with regular rail services available from Hanborough and Oxford Parkway stations. Frequent local bus services also connect with Oxford and the surrounding area. The property is ideally placed for enjoying some of Oxfordshire's most sought-after destinations, including Soho Farmhouse and Estelle Manor, as well as the wider Cotswolds, renowned for its picturesque villages, rolling countryside, excellent walking routes and acclaimed country pubs.

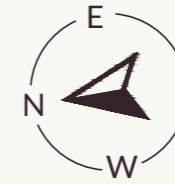
## General

Local Authority: West Oxfordshire District Council  
Services: Mains electricity, drainage and water. Gas-fired central heating. Solar panels  
Council Tax: Band F  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



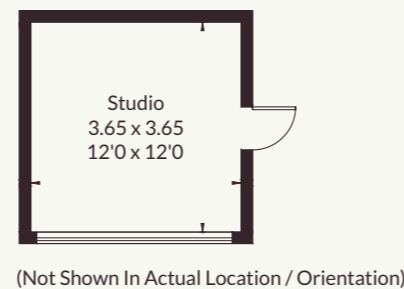
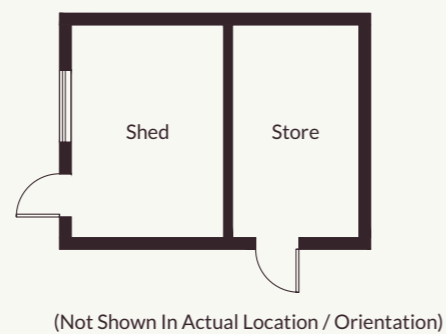
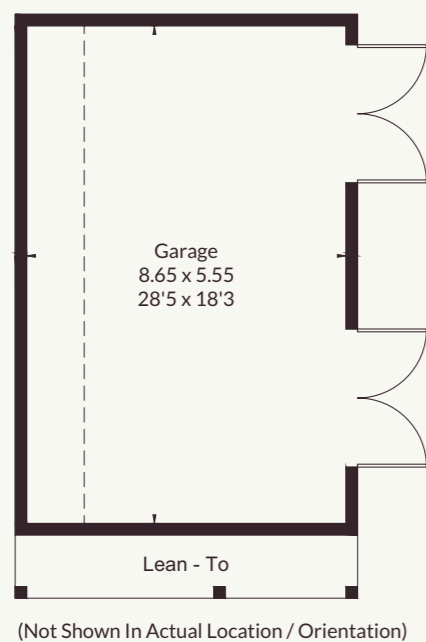
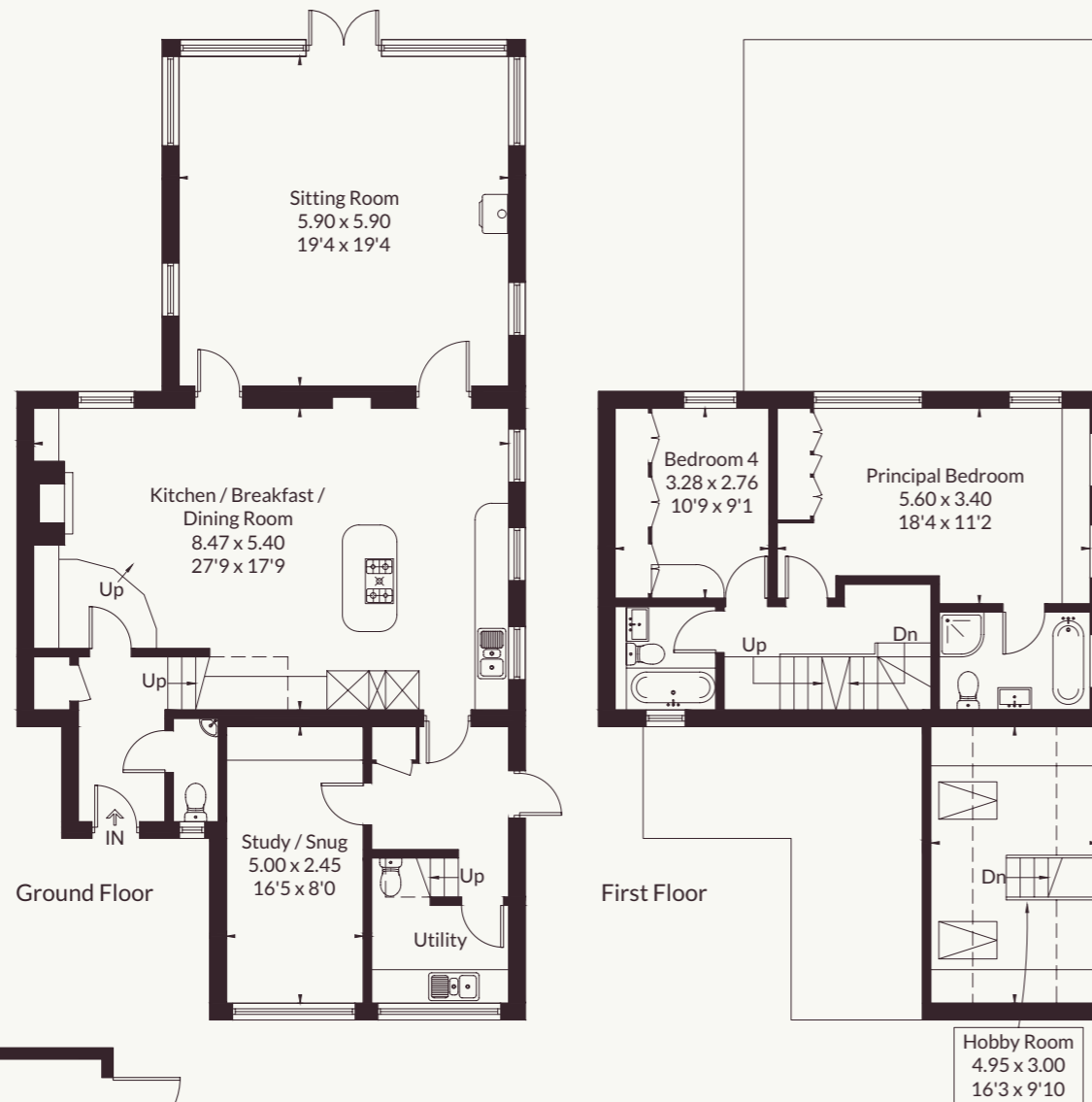


Approximate Floor Area = 214.5 sq m / 2309 sq ft  
 Outbuilding = 21.5 sq m / 231 sq ft  
 Garage = 48 sq m / 517 sq ft  
 Total = 284 sq m / 3057 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
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