



# Springhill House

Begbroke, Woodstock, Oxfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautiful Grade II listed country house, with a 2 bed cottage and home office/games room

Springhill House is a much loved and well-presented historic house in a stunning rural location, yet very convenient for Oxford and Woodstock.



**4/6  
RECEPTION  
ROOMS**



**5/7  
BEDROOMS**



**4/6  
BATHROOMS**



**PARKING &  
HOME OFFICE**



**1.74 ACRES**



**FREEHOLD**



**RURAL**



**4,445 SQ FT**



**GUIDE  
£2,000,000**



### The property

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 house is surrounded by rolling farm land and an ancient woodland, over which the house enjoys lovely far reaching views.

### Situation

The house is approached through the old part of Begbroke 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.

The house is situated a hundred metres away from the historic 'Frogwelldown Lane', now a footpath. Charles 1st is said to have stayed in the house on the night of his flight up the lane from Oxford - and Oliver Cromwell - on 4 June 1644.

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.





## 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.



## Distances

- Woodstock 3.5 miles
- Oxford city centre 6.5 miles
- Summertown 5 miles

## Nearby Stations

- Oxford Parkway 5 miles, to London Marylebone from about 1 hour 10 mins
- Central Oxford to Paddington from about 50 mins

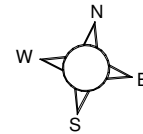
## Key Locations

- Estelle Manor 7.5 miles
- Bicester Village 11.3 miles
- Soho Farmhouse 14 miles

## Nearby Schools

- Gosford Hill 3.6 miles
- The Marlborough Woodstock 3.7 miles
- Oxford High/The Dragon 5.8 miles





## Floorplans

House internal area 4,445 sq ft (413 sq m)

For identification purposes only.

## Directions

OX5 1RX

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## General

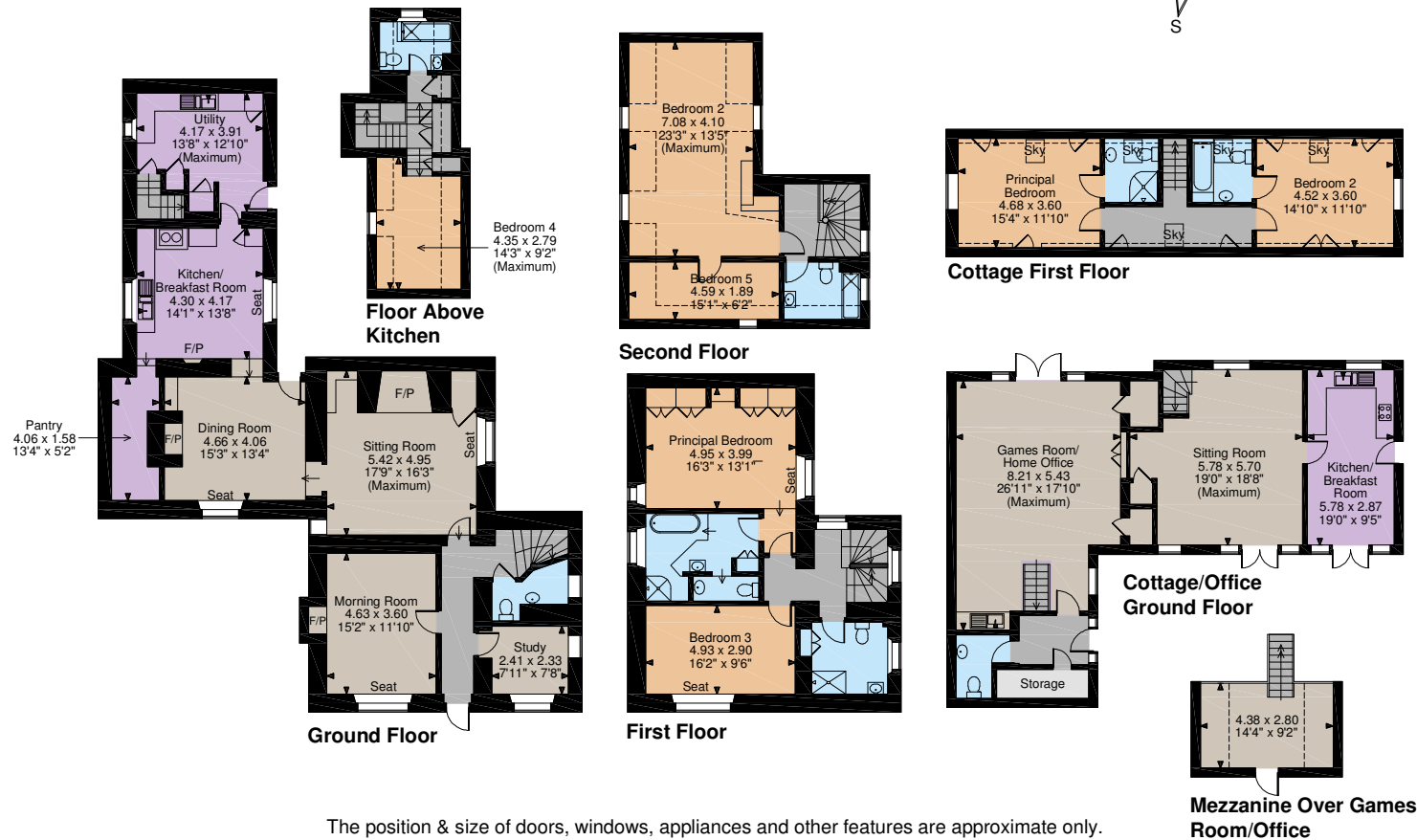
Local Authority: Cherwell District

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

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G

**EPC Rating:** House F, Cottage D



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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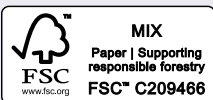
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