



THE COACH HOUSE,
HOLTON, OXFORD, OX33 1PR

**PENNY &
SINCLAIR**

THE COACH HOUSE

HOLTON, OXFORD, OX33 1PR

Spacious former Coach House enjoying an idyllic setting with far reaching countryside views.

Detached • Period property • Stunning views • Master bedroom suite • Two further large double bedrooms • Stunning kitchen • Dining room • Sitting room • Conservatory

DESCRIPTION

Dating back to the late 1800's is this wonderful Grade II listed Coach House occupying an idyllic setting with far reaching views over paddocks and open countryside. The property was converted approximately fifteen years ago and combines period charm with modern day living, and is accessed through electric gates and a private gravelled driveway. The property is entered through a stable door in to a fabulous kitchen complete with 'island' and AGA. This then flows into a conservatory with views over open fields to the front. In addition to this, there is a wonderful dining room with two floor to ceiling arched windows and doors, a separate sitting room with a super open fire, study and utility room. The ground floor combines wooden and flagstone floors all of which benefit from under floor heating.

Upstairs there is a stunning master bedroom with fantastic views, along with en-suite shower and ample built in storage. There are a further two huge double bedrooms and family shower room. Outside there is a delightful secluded side garden complete with freshwater well and benefiting from those far reaching views and further lawn and driveway to the front. There is also a carport for two cars in addition to ample parking for several other vehicles.

LOCATION

Holton is a village and civil parish in South Oxfordshire about 5.5 miles (9 km) east of Oxford. Holton has a village hall, the Park Sports Centre and Wheatley Park School, which is a co-ed secondary school with a "Good" OFSTED rating (June 2016).

For everyday needs, Wheatley is approximately a mile away with a range of shops, doctors surgery, and other local amenities.

The A40/M40 is nearby allowing for easy access to Oxford, London and the Midlands. The park & Ride is within 3 miles providing frequent links to central Oxford, London and the Airports.





DIRECTIONS

From the Headington roundabout, proceed along the A40 signposted London. After c. Four miles, turn left signposted Wheatley, then immediately turn left to Holton. Proceed along this road for approximately 0.8 miles. Just before the Church on the right, turn left in to a private driveway with signage to 'The Coach House'.

VIEWING ARRANGEMENTS

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 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.

SERVICES

All mains services are connected with the exception of gas. Heating is by oil fired central heating, and the AGA is electric and LPG hob.

TENURE & POSSESSION

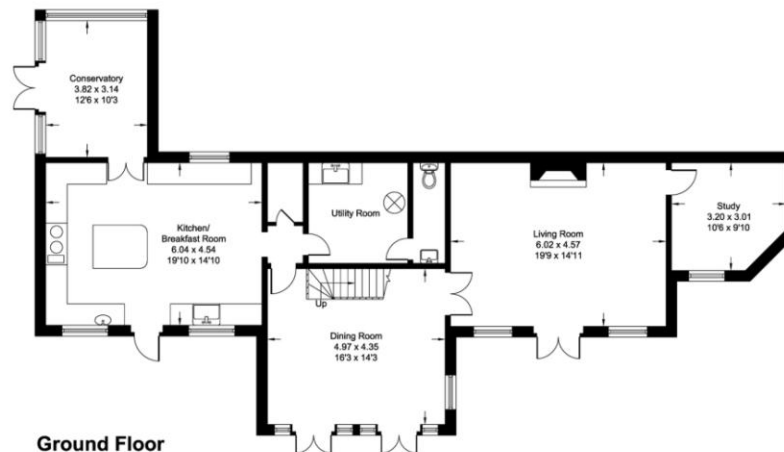
The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

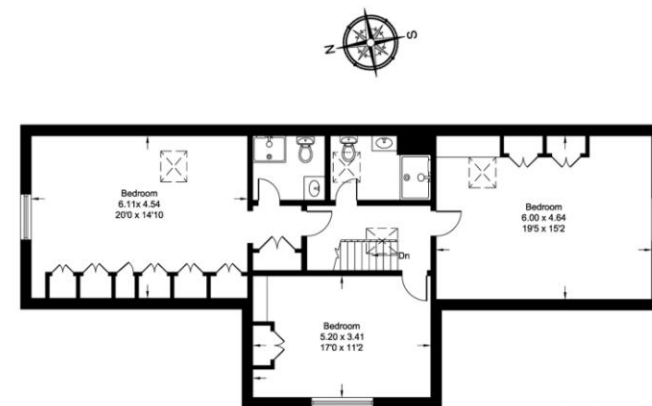
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Telephone: 01491 823000
Council Tax Band: G amounting to £2,938.68 (2018/19)



Approximate Gross Internal Area = 204 sq m / 2196 sq ft
Total = 204 sq m / 2196 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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