

Rousham Road

TACKLEY, OX5

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Rousham Road

TACKLEY, OX5

Experience the perfect blend of luxury living, countryside charm, and exceptional versatility with this outstanding detached residence set on a substantial plot in the highly desirable village of Tackley. Boasting breathtaking countryside views to both the front and rear, this impressive property offers an exceptional opportunity for growing families, multi-generational living, or those seeking additional passive income potential through its beautifully appointed self-contained annex.

The main residence is designed for spacious modern family living, featuring a welcoming entrance hall, an expansive kitchen and family room ideal for entertaining, utility room, two cloakrooms, a formal dining room, and a stunning sitting room complete with a characterful wood-burning stove. Upstairs, five generous double bedrooms are arranged around a spacious landing, including a luxurious principal suite with en-suite bathroom, alongside a stylish family bathroom. A double garage with direct access adds further practicality and convenience.

The contemporary annex offers an equally impressive living space, finished to a high standard throughout. The heart of the annex is a bright open-plan kitchen, dining and living area, perfect for modern lifestyles. A versatile ground-floor en-suite bedroom can also serve as an additional reception room, while upstairs features two striking en-suite bedrooms with double-height ceilings. The principal bedroom benefits from elegant bifold doors opening onto a private terrace with stunning garden views.



























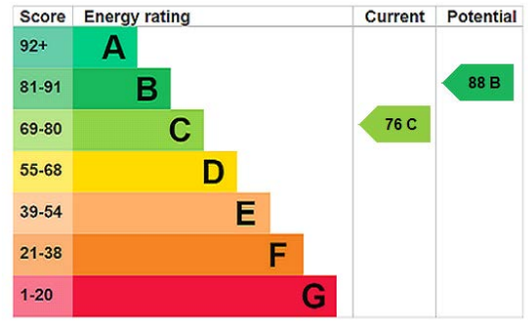


Externals

Outside, the beautifully maintained gardens provide privacy and tranquillity, with the main house and annex separated by a gated fence. Extensive off-road parking to the front completes this truly remarkable property. A rare opportunity to acquire a versatile countryside home with income potential, outstanding space, and exceptional lifestyle appeal.

Location

Tackley is a pretty village north of Oxford surrounded by beautiful countryside. The village enjoys a range of facilities which include a primary school, public house, a village hall, a community run shop and train station with services to Oxford and London, Paddington, and Banbury to the north. Further amenities can be found in the nearby market town of Woodstock which offers a secondary school, mini supermarket, shops, hotels, public houses and restaurants. A large Sainsbury's can be found at nearby Kidlington, which is about five miles to the south, together with a shopping parade, sports centre and further primary and secondary schooling.



Directions

From Oxford proceed through Kidlington north onto the A4260, then take the turning on the right to Tackley. Once in the village, pass the green on the left and continue along Medcroft Road which then becomes Rousham Road. The property is a short distance on the right hand side. Postcode OX5 3AJ.

£1,250,000
Subject to Contract

Local Authority: Oxford City Council

Council Tax Band: F

Tenure: Freehold

Reference: OXF090163

Approximate Gross Internal Area:
3606 sq ft



GROSS EXTERNAL AREA
TOTAL: 335 m²/3,606 sq.ft
GROUND FLOOR: 163 m²/1,751 sq.ft, FIRST FLOOR: 172 m²/1,855 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
HECMEDIA.CO.UK

JD015_8591234_1469739_JDW023

01865 311522
235 Banbury Road,
Oxford, OX2 7HN
oxf.sales@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property