

Otmoor Lane

BECKLEY, OX3

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Tucked away along a peaceful lane within the heart of the village Conservation Area, this charming period cottage occupies a truly idyllic setting, commanding breathtaking far-reaching views across the picturesque Otmoor Valley.

Offering beautifully balanced accommodation arranged over three floors, the property effortlessly combines period character with modern family living. The ground floor features an elegant sitting room, a generous drawing room, a well-appointed kitchen/ breakfast room, a stylish contemporary shower room, together with practical utility and boot rooms.

The upper floors provide an impressive dual aspect principal bedroom, complemented by three further bedrooms and two well-appointed bathrooms, creating versatile accommodation ideally suited to both family life and visiting guests.

The property is approached via a block-paved driveway, leading to a generous gravelled parking area. The exceptional gardens extend to the south and east of the house, unfolding as a series of beautifully landscaped spaces. A charming flagstone terrace immediately adjoins the rear of the house, providing an ideal setting for outdoor entertaining, with steps leading to an enclosed lawn bordered by traditional stone walls, mature beech hedging. A mature apple tree, protected yew tree and attractive stone-built store further enhance the character of this delightful garden.





























Accommodation Continued

Beyond, the tiered upper gardens enjoy an elevated position, making the most of the outstanding rural outlook. Designed with a parkland feel, they include expansive lawns interspersed with mature mulberry and oak trees, a productive orchard, and a substantial greenhouse with raised planting beds.

A gate off the Oxfordshire Way gives access to the upper gardens with parking space for a car or a farm vehicle.

Location

Beckley is set in rolling countryside just 4.5 miles from the historic city of Oxford. It still retains much of its original character and is one of the 'Seven Towns' of Otmoor, bordering the valley, part of which is an RSPB Nature Reserve and Site of Special Scientific Interest. The village has a thriving community, and is well-served by amenities including a primary school (rated Good by Ofsted), The Abingdon Arms, a community run gastropub with exceptional views over the Otmoor Valley, a modern village hall offering a number of activities, playing field with tennis courts and play park, and a fine Parish church. There are many local walks and bridleways, and some of the finest Oxfordshire landscapes within reach.

Directions

From John D Wood & Co Oxford office proceed along the Banbury Road and take the 3rd exit onto the A40 London bound. At the Green Road roundabout take the 1st exit onto Bayswater Road. Continue for a couple of miles and turn left at the T-junction and then immediately right towards Beckley. Upon entering the village turn right onto the High Street passing the Abingdon Arms on your left and continue on beyond the right-hand bend remaining on the High Street. Take the next left onto Otmoor Lane where Cripps Cottage is located on the right-hand side clearly indicated by the five bar double gates.

Offers IEO: £1,000,000
Subject to Contract

Local Authority: South Oxfordshire District Council

Council Tax Band: G

Tenure: Freehold

Reference: OXF010498

Approximate Gross Internal Area:
1999 sq ft



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