



**Parklands**  
Besselsleigh, Oxfordshire

**Carter Jonas**



## 3 PARKLANDS, BESSELSLEIGH, OXFORDSHIRE, OX13 5PN

Entrance hall, cloakroom, kitchen/breakfast room,  
double reception room, 3 bedrooms (1 en-suite), family  
bathroom  
Allocated parking

### DESCRIPTION

Parklands Manor is a unique and thoughtfully designed collection of homes built in 2020 set amongst 23 acres of private parkland approached via a gated sweeping treeline drive. There is a collection of houses carefully designed with a balance of contemporary and traditional elements along with the Victorian Manor House, which has been converted into eight elegantly refurbished and nine brand new apartments. This beautiful setting, which adjoins the ancient Besselsleigh woodland, is a wonderful space for walking and enjoying the open countryside. In addition, for those keen on fitness, within the Parkland is a carefully planned 1km jogging route which also encompasses a variety of wooden fitness equipment. Parklands is well placed for road and rail links and is on the bus route to Oxford with the bus stop allocated outside the main entrance.

This lovely home is an appealing family home or a perfect weekend retreat being ideal for those keen to lead an active lifestyle and enjoy time in the countryside. It provides stylish and contemporary accommodation arranged over two floors complemented by a private East facing garden. The ground floor provides a spacious entrance hall with stairs to the first floor, a spacious sitting/dining room opening to the garden, and a well-equipped and stylish kitchen enjoying an outlook over the Parkland at the front of the house. In addition, a well-planned utility cupboard in the entrance hall, a deep under-stair storage cupboard, and a cloakroom completes the ground floor. A first floor level are three bedrooms and the family bathroom. The principal bedroom suite features an en-suite shower room.

## A STYLISH SEMI-DETACHED HOUSE FORMING PART OF THE MOST IMPRESSIVE PARKLANDS MANOR COUNTRY ESTATE SET AMONGST C.23 ACRES OF PARKLAND, IDEALLY LOCATED WITH EASY REACH OF OXFORD AND ABINGDON





The house is complemented by an East facing rear garden with a paved terrace leading off the reception room. The property also offers the convenience of allocated parking, complete with EV charging facilities, as well as a secondary car-port parking space.

Parklands Manor is situated within the parish of Besselsleigh, a small village with the historic St Lawrence parish church and the renowned Greyhound pub & restaurant. The neighbouring village of Appleton provides further facilities include the Ofsted 'Outstanding' Primary School. The property is also within easy reach of the well reputed schools in Abingdon and Oxford. There are excellent transport links with easy access to the A34, M40 and M4. Didcot Parkway railway station (12 miles) has a regular service to London Paddington, and Oxford Parkway (9 miles) to London Marylebone. The university city of Oxford lies just 6 miles away. There is a regular bus service to Oxford with the convenience of the bus stop at the entrance to Parklands.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment Carter Jonas - T: 01865 511444

Tenure: Freehold

Services: Mains electricity, water and drainage are connected. Gas central heating from the estate's supply.

Local Authority: Vale of White Horse District Council  
Council Tax: Band F

Maintenance Charges for communal areas and parkland :  
£1,200 per annum for 2024

Management Company: Remus Property Management

NOTE: Internal photographs were taken in 2020.

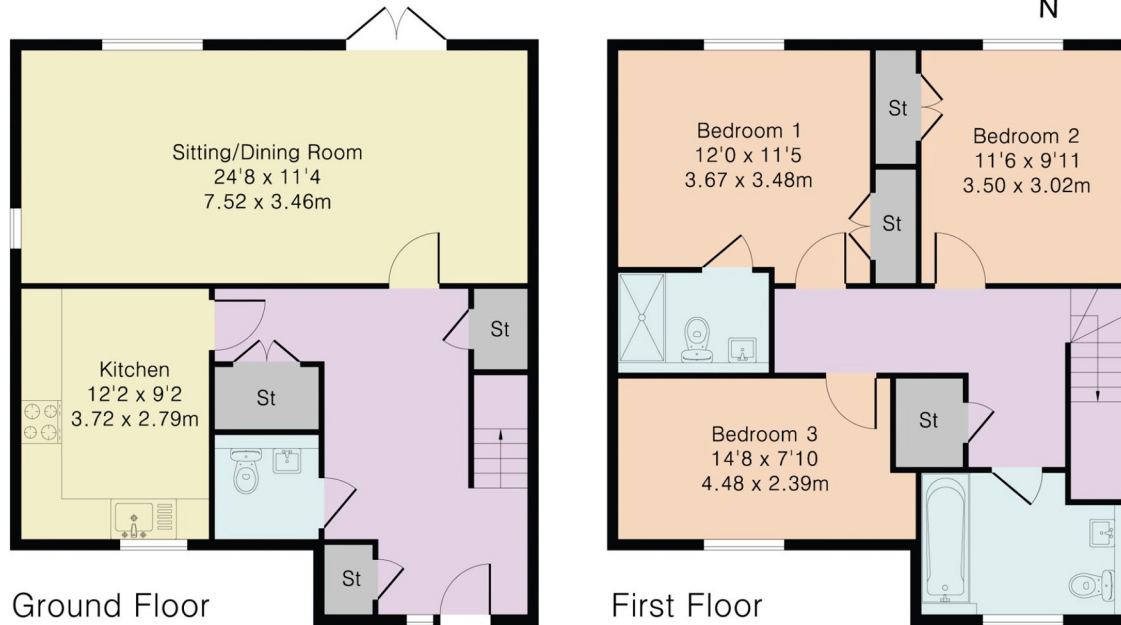




**Approximate Gross Internal Area 1248 sq ft - 116 sq m**

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 624 sq ft – 58 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

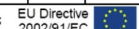


**Carter Jonas**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales



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