



19 Parklands, Besselsleigh, OX13 5PN

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19 Parklands

Guide Price £750,000

Stunning four bedroom house, recently built to a high specification within the highly sought after Parklands Manor Country Estate offering superbly presented and well-proportioned accommodation over three floors complemented by garage and attractive private gardens, surrounded by beautifully maintained park land of approximately 23 acres.

Location

Parklands Manor Country Estate is an exquisite collection of recently built homes set in 23 acres of parkland, nestled in the Oxfordshire village of Besselsleigh. No. 19 is well-situated towards the edge of the development fronting an attractive open green and to the rear are private enclosed gardens leading directly onto beautiful woodland. The property offers easy access to the A420 leading to many important destinations north and south and useful distances include Abingdon (circa. 7.4 miles), Witney (circa. 10.7 miles) and Oxford city centre (circa. 7 miles).

Directions

Leave Abingdon in a westerly direction along Ock Street and proceed across the mini-roundabouts onto Marcham Road. Proceed out of Abingdon under the A34 flyover and take the next turning on the right onto the A415 signposted Shippon and Cothill. Follow this road through Gozzards Ford and at the T-junction turn right signposted Oxford at the roundabout turn right onto the A420. Continue for some way where the entrance to Parklands Manor can be found on the left. PLEASE NOTE THE SATNAV AND POSTCODE WILL NOT TAKE YOU TO THE RIGHT DESTINATION.

From the A34 proceed along the A420 towards Faringdon until you reach Besselsleigh (approx 4 miles). Pass The Greyhound pub, continue a short distance and turn right into Parklands after passing the parish church.



- Inviting entrance hall with two tall coat/storage cupboards and cloakroom off
- Well-equipped and very stylish kitchen/breakfast room offering an excellent selection of floor and wall units and built-in appliances including microwave complemented by utility room
- Delightful open-plan sitting room/dining room with recessed downlighting, stylish floor to ceiling shelved TV display and floor to ceiling double-glazed windows and French doors to rear gardens
- Two first floor double bedrooms, both benefiting from built-in wardrobes and stylish en-suite shower rooms with contemporary white suites and attractive views to both aspects
- Two top floor double bedrooms (one with built-in wardrobe cupboards) complemented by central bathroom with contemporary white suite, both featuring attractive elevated views
- Mains gas radiator central heating complemented by under floor heating throughout the ground floor, double-glazed windows and the remainder of the original builders guarantee
- Front gardens providing block-paved parking facilities leading to attached garage with electric up and over door and light and power
- Attractive private rear gardens leading directly onto woodland featuring full-width sun terrace/patio and extensive lawn - the whole enclosed by fencing
- Surrounded by beautifully maintained parkland extending to 23 acres approached through a sweeping treelined driveway
- Wonderful space for walking and enjoying the open countryside including 1km jogging route which encompasses a variety of wooden fitness equipment

4  bedrooms

Council tax band F

1  receptions

Tenure Freehold

3  bathrooms

EPC rating C

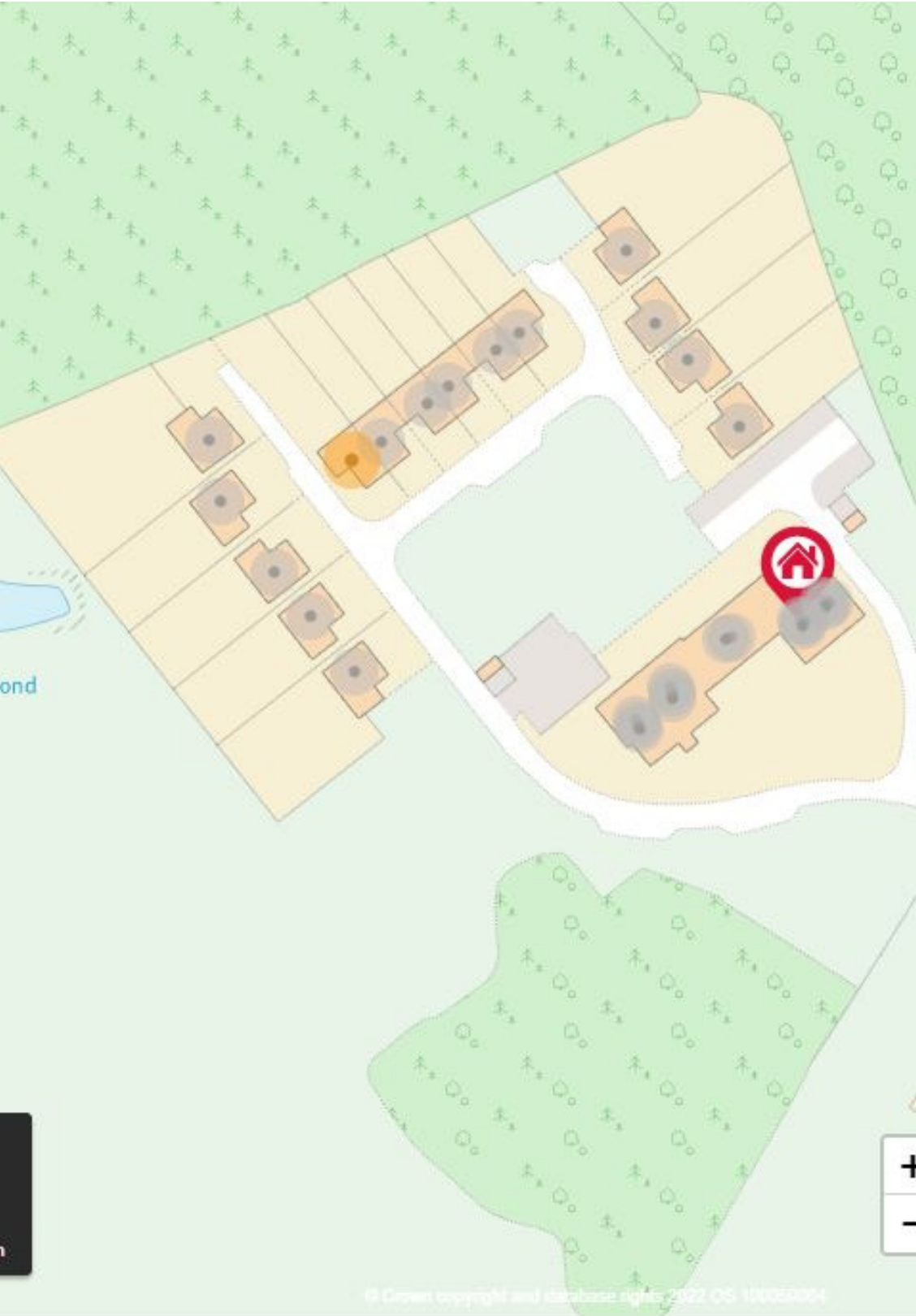


Delightful open-plan sitting room/dining room with floor to ceiling double-glazed windows and French doors to rear gardens



Attractive private rear gardens leading directly onto woodland featuring full-width sun terrace/patio and extensive lawn - the whole enclosed by fencing

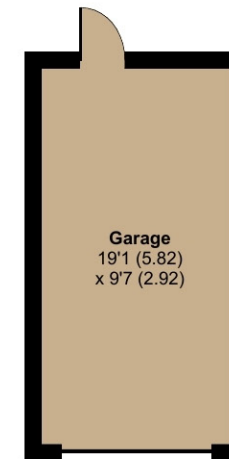
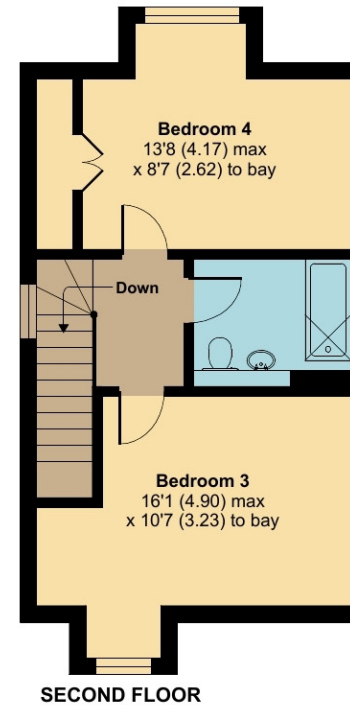
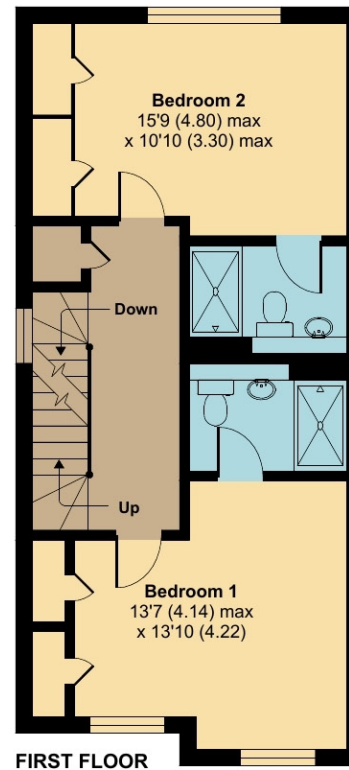
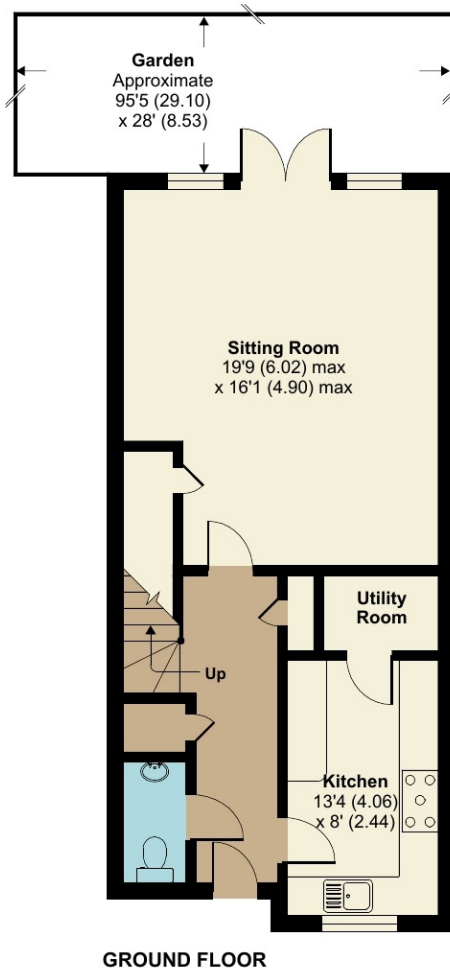






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Approximate Area = 1610 sq ft / 149.5 sq m
 Garage = 185 sq ft / 17.1 sq m
 Total = 1795 sq ft / 166.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Hodsons. REF: 857542

