



Elegant apartment in enviable parkland setting

30 Parklands, Besselsleigh, Oxfordshire, OX13 5PN

Leasehold 999 year lease granted in 2020



Communal reception hall • private entrance hall • open plan living room and kitchen • 2 bedrooms • bathroom • parking • private garden area • 23 acres of parkland

Local Information

Parklands Manor lies on the fringe of the small, pretty village of Besselsleigh, and it is conveniently situated within five miles of Oxford city centre and Abingdon. For those wishing to enjoy the immediate surrounding area, there are public footpaths to the villages of Cumnor, and to Appleton via Besselsleigh Wood.

Communications by road are excellent, with the nearby A420 providing access to the A34. There is also good access to the train stations at Oxford, Oxford Parkway and Didcot.

Directions

From Oxford, take the A420. After approximately 3.5 miles, past the right turn to Besselsleigh, the driveway to Parklands Manor will be found on the right, signposted Parklands Campus.

About this property

Lying in 23 acres of private parkland, Parklands Manor country estate is a collection of one and two bedroom apartments and three, four and five bedroom houses crafted by Millgate Homes. The historic manor house is a landmark building, which has been converted into a collection of eight refurbished and nine brand new one and two bedroom apartments. The refurbishment is a result of careful thought and attention to detail, with the design in keeping with the house's original character. The feeling

of light and space is enhanced by elegantly proportioned rooms with high ceilings and large windows. With a stunning open plan living room and kitchen, this impressive ground floor apartment could appeal as a home, a weekend retreat or as an investment. There are two allocated parking areas outside, and the added attraction of the private garden area leading from the living room. Residents can explore the glorious parkland and ancient woodland surrounding the properties. With a one kilometre fitness trail and woodland exercise equipment, it is also ideal for those keen to lead an active lifestyle and enjoy time in the country air.

Services: Mains water, electricity and drainage. Mains gas from the estate supply. Fibre internet.

Local Authority: Vale of White Horse District Council. Council tax Band E.

Brochure prepared and photographs taken May 2022.

Tenure: Leasehold
999 year lease granted in 2020
Service charge estimated at £2500.

Viewing: Strictly by appointment with Savills.





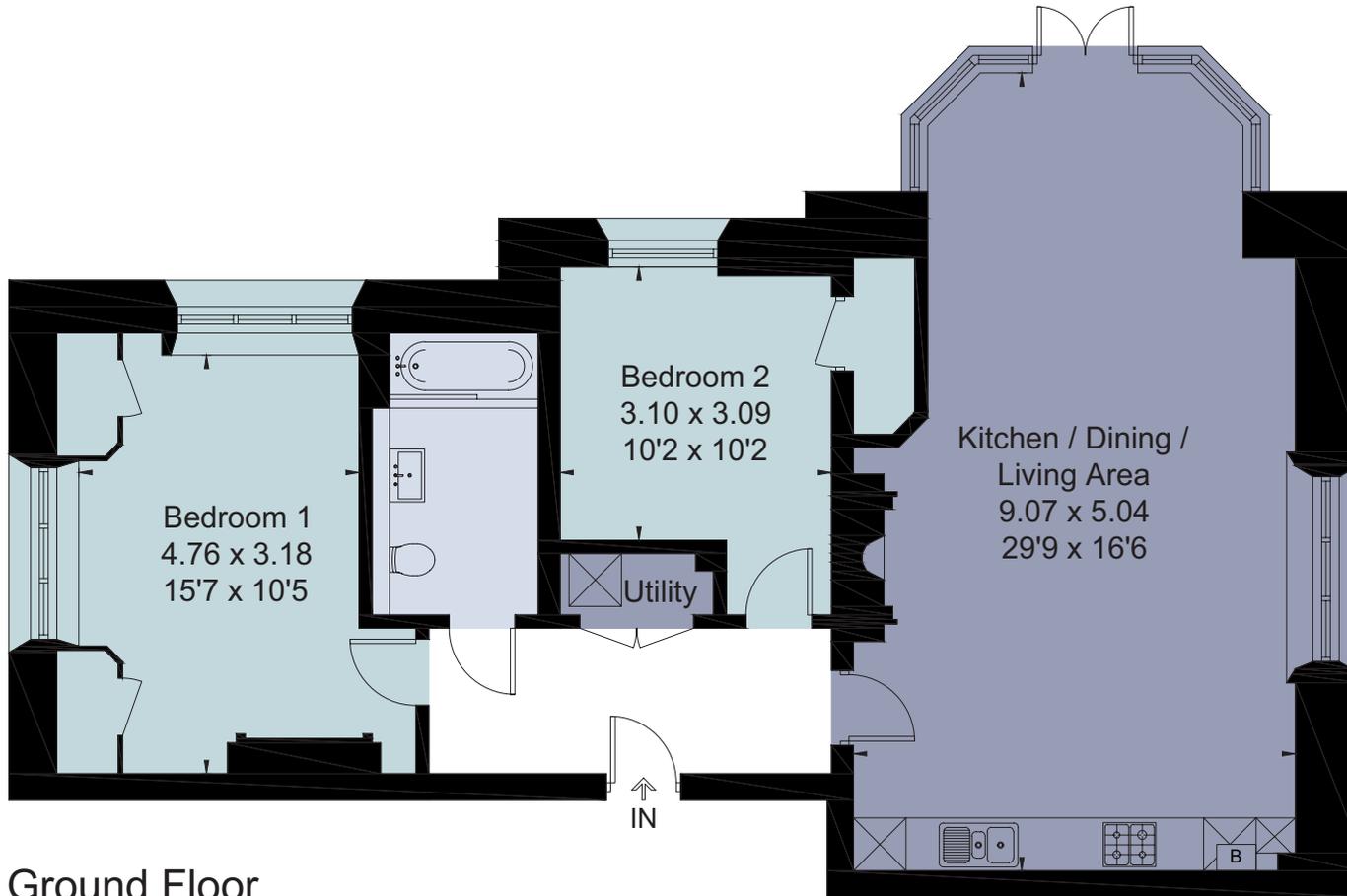
30 Parklands, Besselsleigh, Oxfordshire, OX13 5PN
 Approximate Floor Area 89 sq m / 958 sq ft



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Ground Floor

For identification only. Not to scale. © 220524RVDP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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