





Mayfield, Woodperry Road, Oxford, OX3

9UZ

Offers Over £600,000

**Our clients' home for nearly forty years, now offering almost endless scope to create something really special.**



Set in a fine plot extending to over 1/3 acre, a much-loved family home now requiring updating, located in a wonderful village 3 miles from Oxford. Four beds, open-plan living room, kitchen & utility, further reception, garage & ample driveway, & a gorgeous garden over 250 ft in length. NO CHAIN.

Beckley sits just a few miles outside Oxford, surrounded by wonderful countryside some of which is considered of special scientific interest hence is protected. The village is lively with a great community and includes a number of valuable amenities including a primary school, a modern village hall offering a number of activities including pilates, painting and talks, playing field with tennis court and play park, and a fine Parish church. In addition, the wonderful gastropub - The Abingdon Arms - is community owned and offers a high quality of food and drink, along with fine views over the Otmoor Valley, There are many local walks and bridleways across some gorgeous open land. And despite this idyllic location, the village is still very convenient for travel into Oxford or London.

Mayfield has been owned by the same family for nearly forty years. Consequently, today it is quite dated throughout. However, this offers a prime opportunity for a new owner either to renovate and improve the existing property, or perhaps (as others have done locally) redevelop the site with an altogether different property. The plot is unusually generous, with the added extra of backing onto paddocks behind and open farmland to the front. So it is a delightfully peaceful attractive spot.



The house sits back behind the broad and generous gravel parking space, enclosed to the front with the gate and fencing, with the garage door on the right hand front. A good sized porch provides a practical entrance to the house, offering space for coats, boots and like. This opens into the main living space, a large living/day room that occupies the full width of the house to the front, making it a very sizeable living area that's also very light. The stairs rise to the first floor from the far right corner. And over to the left, an open fireplace is a cozy addition for winter days. The room opens via an arch into a pleasant dining room, almost completely glazed at the rear providing access to, and a lovely view of, the lengthy garden.

Next door, the "working end" of the house is very well planned. The utility room to the rear is a good size, with a wide window ensuring good light to work with, and a side door leads to the WC. Opposite, a large store room is a really useful space so ample it could double as pantry, store room etc with room to spare. And next to it is the kitchen. Units running round three sides offer quite generous cupboard storage, with plenty of prep space across various sizeable work tops. The sink sits facing the rear window, offering good light while engaged in the washing up as well as a fab view down the garden. The final downstairs door leads out to the integral garage. At 26 ft long it's surprisingly lengthy, which could make it easy to use some of the space in expanding the kitchen without ruining the garage, and the large rear window makes this even easier to create.

Heading upstairs, the four bedrooms are all practical and light. Three include wardrobe storage integrated, easing the pressure on floor space for other furnishings. From up here, two bedrooms enjoy a thoroughly enjoyable view to the front out across miles of open farm land. Those to the rear offer an equally lovely view, this time out across the lengthy gardens behind. And all four are served by a family bathroom that's equipped with a white suite and contrasting tiling to all walls, with a vanity unit offering a lot of good storage beneath the sink.





The plot is perhaps the most interesting part. As previously mentioned, the frontage is a great space with the driveway occupying the full width and depth between front fence and the house, hence offering room for half a dozen vehicles or more. A gate to the left accesses a path down the side that comes to the rear garden. A terrace behind runs the majority of the width, particularly behind the dining room to encourage summer meals outdoors. Thereafter, a long lawn continues down for some distance, punctuated here and there by various trees and shrubs. The lawn gives way to a more wooded area that coincides with a large shed to one side plus the remaining concrete base of another. And beyond the far end the outlook across several paddocks and further open land is rather lovely. The overall space extends to a little over one third of an acre, with the back garden alone extending to over 250 feet in length. It's a fine and peaceful space that will be a pleasant surprise to any potential buyer.

Mains water, electricity, oil CH  
South Oxfordshire DC  
Council Tax Band  
£2,926-21 p.a. 2024/25  
Freehold

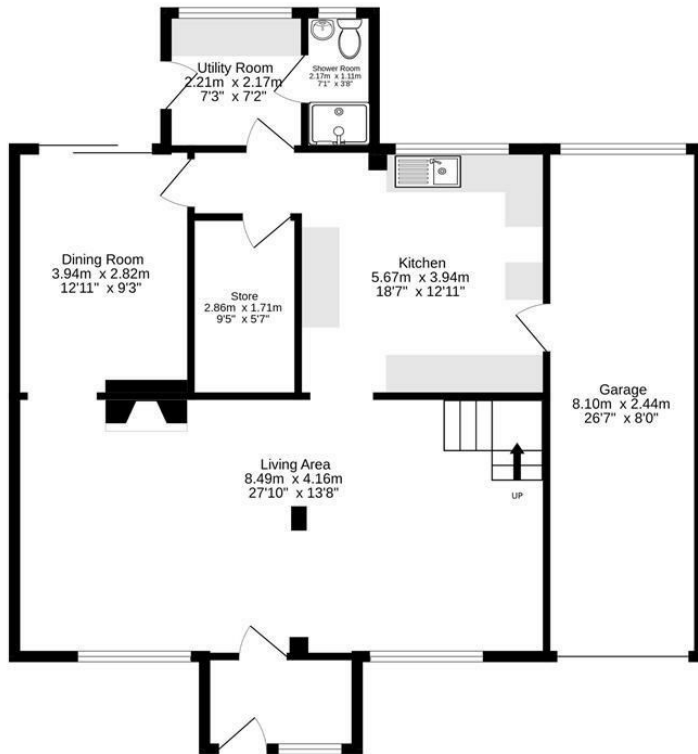


**Material Information QR code:**

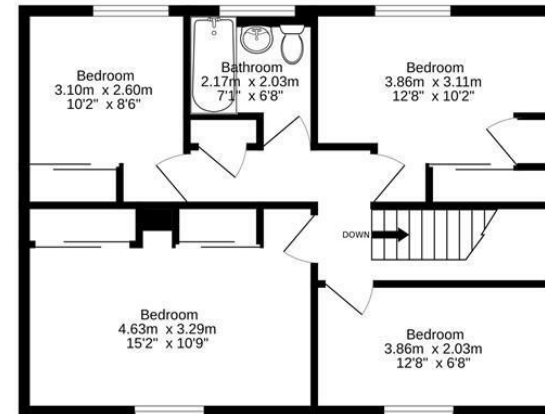


The material information reported is as accurate and correct as reasonably possible, at the date the property was launched on our website [www.cridlands.co.uk](http://www.cridlands.co.uk) and other third party house sale portals.

**Ground Floor**  
98.2 sq.m. (1057 sq.ft.) approx.



**1st Floor**  
53.8 sq.m. (579 sq.ft.) approx.



Produced by [wideangles.co.uk](http://wideangles.co.uk)

**TOTAL FLOOR AREA : 152.0 sq.m. (1636 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

<https://www.cridlands.co.uk>

