



PARKLANDS MANOR  
COUNTRY ESTATE

EST. 1876



MILLGATE

Part of the Countryside Group





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COUNTRY ESTATE  
EST 1876

*Over 140 years in the making*



Welcome to the Parklands Manor Country Estate, an exquisite collection of new homes set in 23 acres of private parkland, nestled in the Oxfordshire village of Besselsleigh.

Finished to an exceptional standard and specification, Millgate has crafted a collection of 1 & 2 bedroom apartments and 3, 4 & 5 bedroom houses that will stand the test of time, carefully designed with a balance of contemporary and traditional elements to provide unrivalled comfort and luxury just a short drive from the prestigious city of Oxford.





Be part of a


# *Distinguished Heritage*

The transformation of an historic landmark building has revealed a unique collection of beautiful apartments boasting enviable style and quality.

Almost hidden amongst the endless picturesque Oxfordshire countryside, Parklands Manor lies in an idyllic natural setting, with the centre of Oxford under 10 miles from home and the capital an hour away by train.







FFL 95.60  
HT 1200  
Plot 6

FFL 95.60  
HT 1200  
Plot 7

# Our Vision for your future

BLACK PVCU  
BRIDGEBOARD

BLACK  
PVCU  
GUTTER

Parklands Manor is the culmination of our commitment to searching for the most desirable locations and designing with passion; delivering homes of timeless quality and style. The refurbishment and preservation of this Victorian school offers the opportunity to own a piece of history as Millgate breathes new life into this landmark building.

Crafted using materials synonymous with the area, such as buff yellow brick, clay tile hanging, stone and red brick, these homes blend together beautifully, whilst providing the perfect blank canvas for you to make your home unique.

BUFF YELLOW  
BRICK PAVING



POINTS OF INTEREST

Woodlands



Providing a picturesque backdrop to daily life, the ancient woodland offers endless opportunities for peaceful family strolls, where a child's imagination can run wild.

Wetland Area



Sit, relax and take in some of the local wildlife that can be found in Parkland Manor's dedicated wetland area.

Fitness Trail



Perfect for active lifestyles, a carefully planned 1km jogging route also encompasses a variety of wooden fitness equipment.

Parkland



Comprising manicured lawns and gentle meadows, the natural surroundings provide the ideal setting for a number of outdoor pursuits.



Siteplan is indicative only and subject to planning.  
Fitness trail and wooden fitness equipment subject to planning.

The Courtyard



Available in a number of elegant designs, The Courtyard comprises a number of 4 and 5 bedroom houses inspired by the 19<sup>th</sup>-century Regency era. These homes are carefully arranged enclosing a beautiful open green space, with additional views of the vast grounds and newly refurbished Manor House.

The Manor House



The Victorian-era Manor House has been converted into a collection of eight elegantly refurbished and nine brand new 1 and 2 bedroom apartments. Its refurbishment is a result of careful thought and attention to detail, with its new design in keeping with the house's original character. To the rear of the house is a beautiful open green space, with wonderful views that can be admired from the ground floor deck terrace.

The Stableyard



Quintessentially rural family life awaits at The Stableyard, a wonderful new collection of just twelve 3 and 4 bedroom homes with stunning views over the surrounding countryside. Beautiful Regency style architecture is blended with traditional features and materials reflective of its natural location, whilst contemporary interior layouts are thoughtfully designed to appeal to modern lifestyles.



New beginnings

# *in a Time-Honoured Setting*



Brand new 3, 4 & 5 bedroom houses built to Millgate's outstanding specification are perfect for families looking for a spacious home in a tranquil setting. The classical architecture blends seamlessly with the historic Manor House and natural surroundings of Parklands Manor.



Computer generated image depicts The Courtyard and is indicative only and subject to planning





# COUNTRY LIVING BEYOND COMPARE

*Elegant and beautifully  
luxurious homes, surrounded  
by magnificent countryside,  
traditional towns and  
charming villages*



Parklands Manor is perfectly placed to enjoy a more peaceful pace of life, with an array of villages, hamlets and small towns just moments from home. The neighbouring villages of Dry Sandford, Cumnor and Appleton, all approximately a five minute drive away, are immersed in charm, grace and character. Village halls, historic churches, recreational grounds and sports clubs such as Appleton and Cumnor's cricket clubs embody these tight-knit communities, together with various traditional primary schools.

There's plenty more to enjoy in Abingdon-on-Thames, just 15 minutes away by car, a beautiful and lively market town offering riverside walks, open green spaces, historic attractions and fantastic amenities.

Abingdon-on-Thames is known for its history and listed buildings, with heritage proudly worn on its sleeve. Delve deeper into Abingdon's roots with a visit to the Country Hall Museum, an elegantly refurbished Baroque building displaying a range of exhibitions on local history. Make your way up to the rooftop to take in the picturesque views of the town.



Abingdon Bridge



Abingdon Abbey



St Helen's Church, Abingdon



Abingdon Lock



# NOT SIMPLY A PLACE — TO LIVE — BUT A WAY OF LIFE



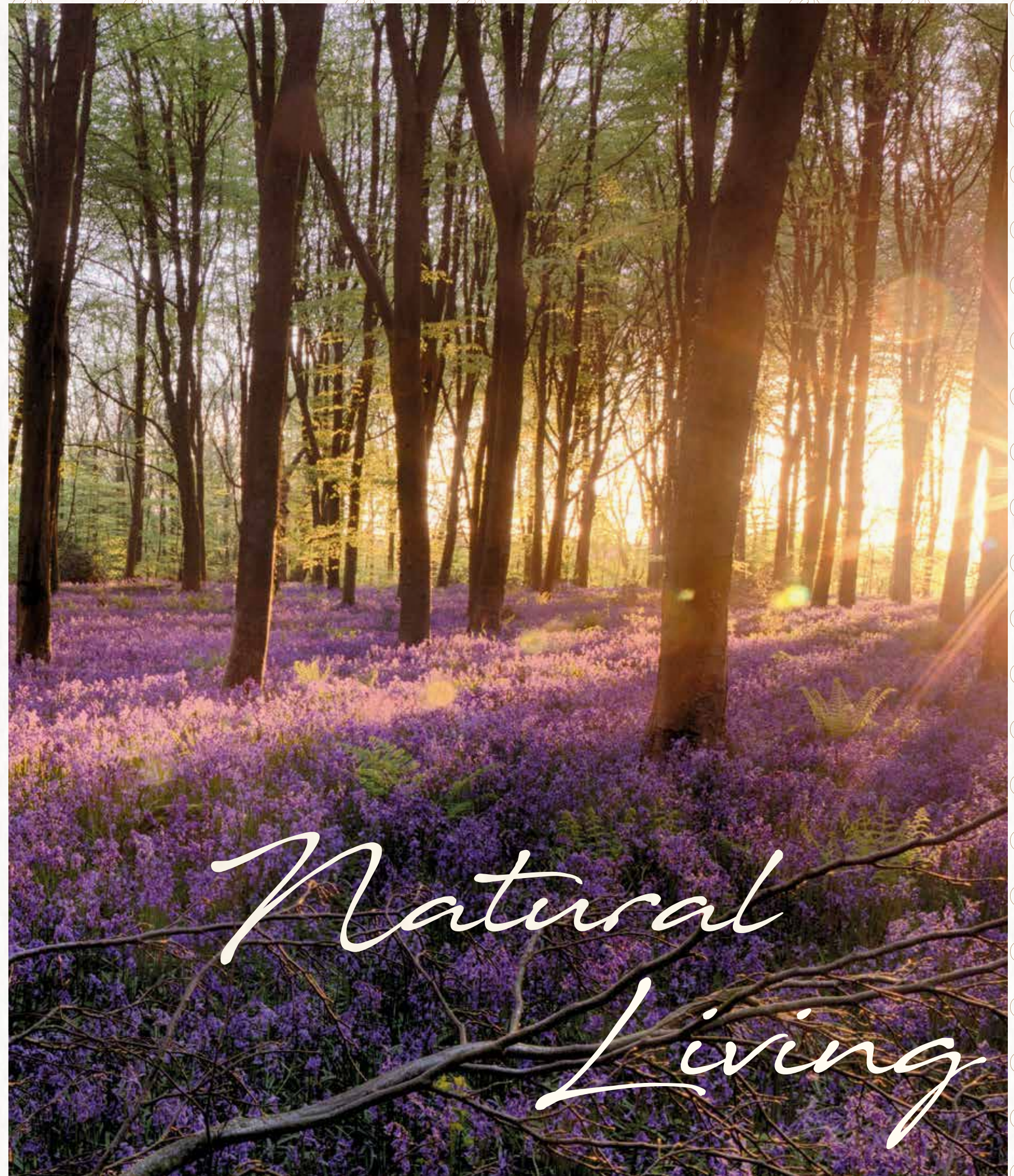
Parklands Manor is surrounded by Oxfordshire's natural splendour; its majestic beauty providing the perfect backdrop for endless rural adventures on your doorstep and further afield.

Explore the c.17 acres of marvellous parkland and ancient woodland that surrounds your home; local wildlife thrives, birds nest in the trees and water life is in abundance in the wetland area. With its new 1km fitness trail and wooden exercise equipment, Parklands Manor is ideal for those leading an active lifestyle and who love to spend their time in the fresh country air.



With an area of outstanding natural beauty to the North in the Chiltern Hills, the North Wessex Downs to the South and the Cotswolds to the North West, you really are surrounded by some of the country's most stunning countryside.

Cothill, Dry Sandford and Lashford Lane nature reserves are just a short drive away. Discover a fascinating mosaic of fenland, grasslands, trickling streams and luscious forests providing idyllic backdrops for relaxing walks and picnics.





# A PLACE TO GROW AND FLOURISH

PARKLANDS MANOR IS SERVED  
EXCEPTIONALLY WELL IN TERMS OF  
EDUCATION; FROM TRADITIONAL PRIMARY  
SCHOOLS AND ESTABLISHED INDEPENDENT  
AND PREPARATORY SCHOOLS TO A  
WORLD-RENOWNED UNIVERSITY

## ABINGDON SCHOOL PARK ROAD, ABINGDON OX14 1DE

This leading independent day and boarding school for boys aged 11 to 18 enjoys the very best in academic standards, music, sport and the arts in a caring and supportive environment.



## OXFORD SPIRES ACADEMY GLANVILLE ROAD, OXFORD OX4 2AU

A co-educational secondary school for students aged 11 to 18 that holds specialist Business and Enterprise College status.



## ST GREGORY THE GREAT CATHOLIC SCHOOL CRICKET ROAD, OXFORD OX4 3DR

Providing education from nursery to sixth form, St Gregory's prides itself on a warm and inclusive environment where children will enjoy their earliest days of learning right through to A-levels.



## HEADINGTON SCHOOL HEADINGTON ROAD, OXFORD OX3 7TD

This well-regarded independent day and boarding school for girls aged 3 to 18 is just a mile from Oxford's city centre, encouraging enterprise, creativity and leadership.

## LARKMEAD SECONDARY SCHOOL FARINGDON ROAD, ABINGDON OX14 1RF

A co-educational academy for students aged 11 to 18. Part of the Vale Academy Trust and collaborating with two other secondary schools to provide a wider range of sixth form options.

## COTHILL HOUSE COTHILL, ABINGDON OX13 6JL

Housing around 220 boys from the ages of 8 to 13 years old for boarding at this independent preparatory school, Cothill House was established in 1870 and is recognised globally as one of the country's leading schools for preparing boys for the top public schools.

## DRY SANDFORD PRIMARY SCHOOL LASHFORD LANE, DRY SANDFORD, ABINGDON OX13 6EB

Rated 'Good' by Ofsted, this primary school lies just on your doorstep, offering a rich and broad curriculum with a wide variety of high-quality enrichment experiences.

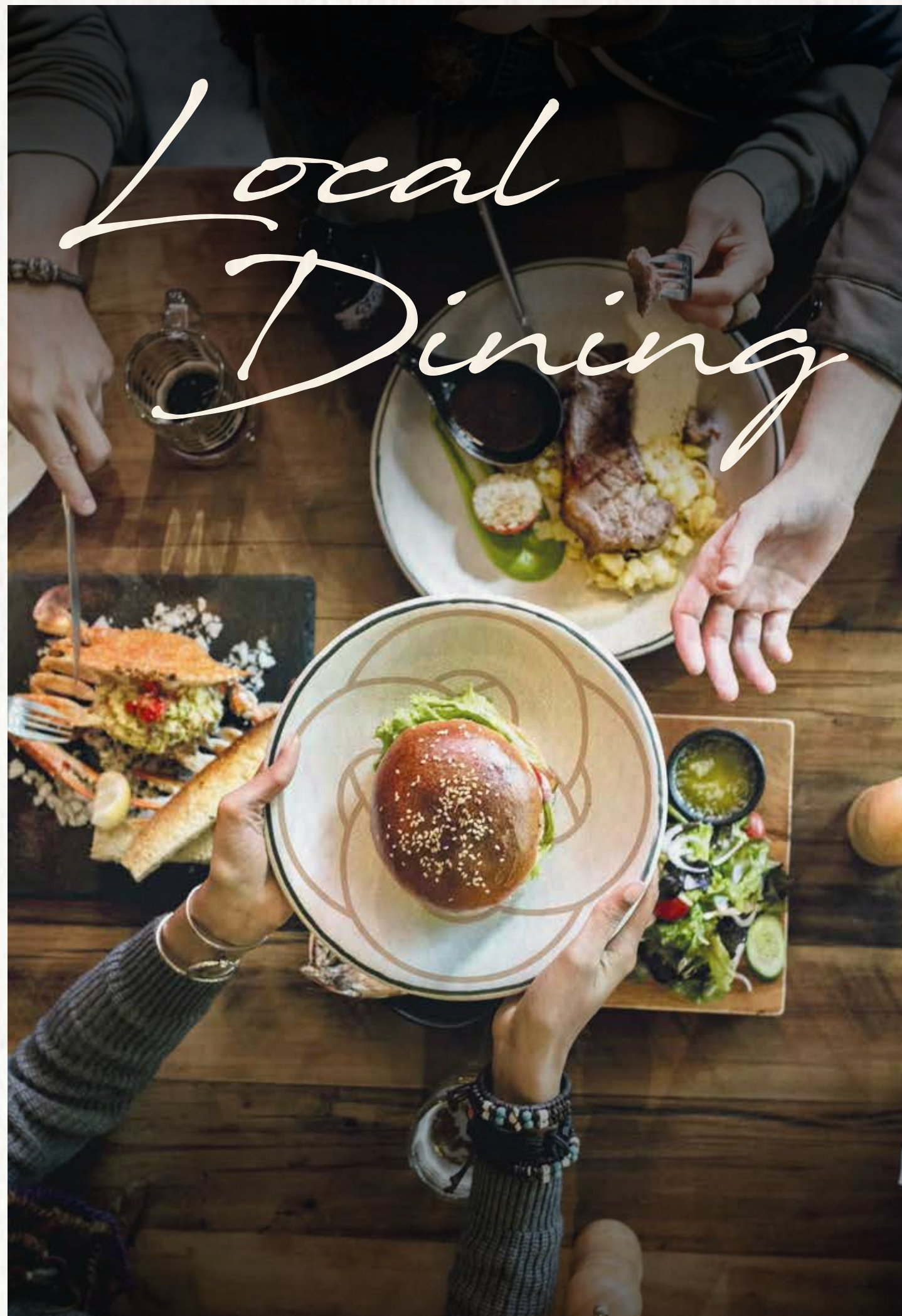
## THE MANOR PREPARATORY SCHOOL FARINGDON ROAD, SHIPPON, ABINGDON OX13 6LN

This notable preparatory school for boys and girls between the ages of 2 and 11 encourages their students to embrace a love of learning and make the most of their abilities.

## UNIVERSITY OF OXFORD OXFORD OX1 2JD

As the oldest university in the English-speaking world, Oxford is a unique and historic institution providing an exceptional education. It has been ranked first in the world in the Times Higher Education World University Rankings for 2017, 2018 and 2019.





## SPOILT FOR CHOICE IN AND AROUND BESSELSLEIGH

Parklands Manor is perfectly positioned to enjoy a wonderful range of eateries. A traditional pub lunch is right on your doorstep at The Greyhound in Besselsleigh, a former coaching inn boasting a menu of delicious gastropub cuisine and a range of real ales in a cosy and casual setting. In the neighbouring village of Appleton, you can find The Plough Inn – a delightful family pub offering an exquisite range of wines and ales that can be enjoyed in its welcoming beer garden.

Drive 10 minutes down the road to North Hinksey Village and you'll find The Fishes, a hidden gem housed in an impressive Victorian building set in acres of wooded grounds. A deck offers the perfect opportunity to dine outside with views of the Seacourt Stream.



The historic Bothy Vineyard is just a five minute drive away, ideal for when you're after something a little different. Continuing a local winemaking tradition dating back to medieval times, Bothy Vineyard makes a variety of red, white and sparkling wines, many of which are stocked in Appleton and Marcham's village stores. You can discover its illustrious history and winemaking processes, as well as sample some of the award-winning wines on one of its regular wine tours.



# Historic Oxford

Oxford's long and interesting history is embodied in its rich architecture. Many of its winding medieval streets are lined with elegant Georgian residences and beautiful Saxon structures; much of this striking and elegant architecture belongs to the city's renowned and ancient university.

Photography of Oxford city centre



Easily accessible in 8 minutes from the Seacourt Park & Ride, Oxford's heritage can be discovered further at any of its marvellous range of museums. From displays of art and archaeology at the Ashmolean Museum to internationally-renowned collections at the Oxford University Museum of Natural History.

Oxford also boasts a diverse choice of shopping, with many of its high street names and designer brands predominantly based on Queen Street and Cornmarket Street, as well as inside Westgate Shopping Centre. You can find a range of independent boutiques, antique stalls and markets scattered throughout its winding lanes, along with the unique Oxford Covered Market which showcases the best local crafts, food and drink.



A remarkable dining scene is not to be missed either. Situated in the idyllic Oxfordshire countryside is Belmond Le Manoir Aux Quat'Saisons, a two Michelin-starred restaurant housed in a magnificent manor that offers an unforgettable dining experience.

In the city centre you'll find The Oxford Kitchen, a Michelin-starred and 3 AA Rosette winning restaurant that boasts an outstanding reputation for traditional British cuisine. Executive Chef Paul Welburn's beautifully presented creations are complemented by an enticing range of wines and cocktails, all to be enjoyed in its warm and intimate setting.





# Luxury Living

## A CULINARY SPACE TO BE PROUD OF

Often considered the heart of the home, each tailor-made kitchen has been carefully considered for both style and function. The elegant stone worktops and range of integrated appliances accommodate both casual foodies who like to whip up their favourite meals and passionate at-home chefs who enjoy experimenting with new recipes. These spaces offer a number of luxury details and features, including an elegantly placed under-counter wine cooler and noise-reducing soft-close doors and drawers.



## QUALITY FROM START TO FINISH

What sets these fabulous homes apart is the distinct attention to detail, with every element working collectively to provide an unrivalled standard of living. The inclusion of high-speed fibre broadband and television points to the living areas and bedrooms let you stream your favourite shows and films, whilst the addition of luxury carpeting and dimmer switches maximise levels of comfort and control. Peace of mind is also guaranteed with a 10-year Structural Defect Warranty on each home.



## RELAX AND UNWIND

No matter how you choose to spend your free time, these homes have been thoughtfully designed for those much-needed moments of relaxation. The bathrooms and ensuites in particular offer the perfect retreat from a busy lifestyle, allowing you to create the ideal atmosphere for you to refresh and

rejuvenate. Finished to an outstanding standard, each bathroom features sleek Villeroy & Boch sanitaryware, modern chrome fittings and heated chrome towel radiators, in addition to elegant bespoke fitted mirrors and glass shower panels to each ensuite.





Photography of the apartments at Knowle Hill Park, Cobham

## AN AWARD-WINNING REPUTATION FOR EXCELLENCE

## OUR PHILOSOPHY

*Vision, Design, Craftsmanship*



Since 1987 we have led the way in creating bespoke, luxury developments in some of the most desirable locations across the Home Counties.

Customers are, naturally, at the heart of all we do. With this in mind, we seek out the most desirable sites, design with enduring passion and create high value with premium products at all of our developments. These attributes continue to differentiate Millgate homes to the present day.

*“We create homes that go above and beyond expectations, throughout every aspect of the house building process.”*



Breedon Place, Pangbourne

For over 30 years, Millgate has led the way in bespoke luxury developments in some of the most desirable locations across the Home Counties. From classical mansions to lavish apartments, all Millgate homes enjoy a peerless specification, are constructed using the finest materials and all benefit from the same high level of care, attention to detail and customer service. However, irrespective of the style or scale, all our homes share one common trait: the combination of modern, luxury

living with the classic, timeless feel of a property that has matured alongside its picturesque surroundings.

Our success has been reflected by the winning of numerous accolades including the prestigious Evening Standard New Homes Awards no less than 26 times in the last 13 years and the celebrated New Home of the Year award at least four times, a record unequalled in the awards 22 year history.

### VISION

A passionate desire for individuality and hand-built craftsmanship, coupled with a meticulous attention to design, specification and architectural integrity. At Millgate, no detail is overlooked in the pursuit of excellence and no corners cut. We create homes that go above and beyond expectations, throughout every aspect of the house building process.

### DESIGN

In a world of mass production, every Millgate residence is bespoke. We create each and every home – and its immediate surroundings – as a one off. This starts with an intensive design process, where we focus on creating an exceptionally beautiful and eminently practical home that meets the day-to-day needs of our clients.

### CRAFTSMANSHIP

When it comes to house building, the one true sign of quality is the level of workmanship that's been applied. In terms of skills we set the bar very high indeed. Our attention to detail, underscored by a pride in creating the very best, has earned us an award-winning reputation for being among the finest British house builders.

### CURRENT DEVELOPMENTS INCLUDE:

Breedon Place (Pangbourne), Hilborn (Arborfield), Highfield (Lingfield), Kings Ridge (Camberley), Kingswood (Ascot) and Larks Hill Place (Warfield)

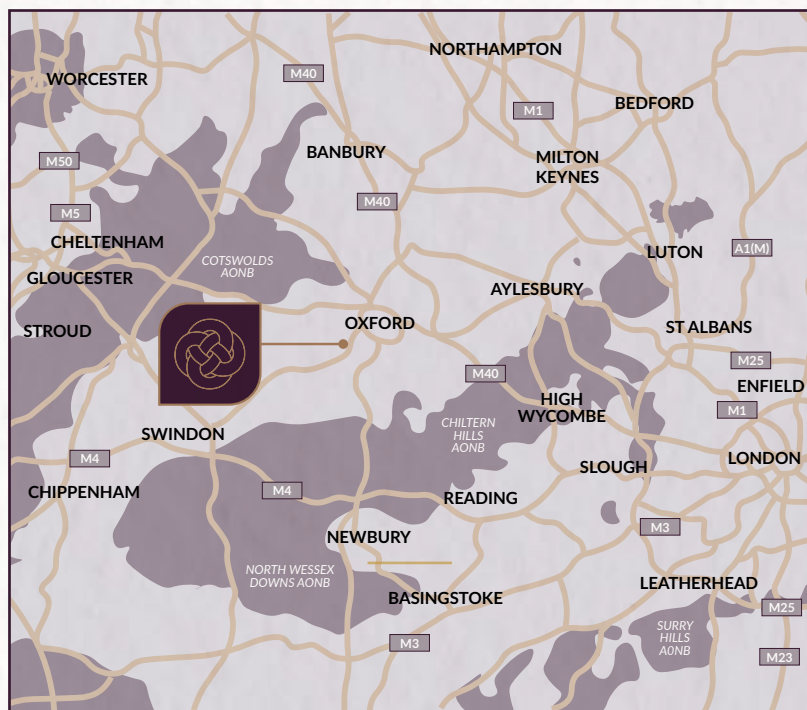


Highfield, Lingfield



Kingswood, Ascot





BOOK YOUR EXCLUSIVE APPOINTMENT TODAY

Call: 01865 411 698 or

Email: [parklandsmanor@savills.com](mailto:parklandsmanor@savills.com)

Marketing Suite & Show Homes open daily, 10am - 5pm

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Oxfordshire OX13 5QD

[PARKLANDS-MANOR.CO.UK](http://PARKLANDS-MANOR.CO.UK)







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