



Hinksey Hill, Oxford

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# Heverlee

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A large family house with south facing gardens of 0.9 acre close to Oxford.

The property lies at the top of Hinksey Hill and sits well within its plot, enjoying views over the south-facing garden and on to Bagley Wood. It is approached from the road through large wrought iron gates to a drive to the front of the house. The property has accommodation over two floors, with all the main rooms enjoying views over the garden. There is scope to extend the house and add considerably to the space of the ground floor and first floor if required.



**Guide price:** £1,750,000

**Local authority:** Vale of White Horse District Council

**Council tax band:** H









## The Property

Presently, the ground floor provides a large sitting room with an open fireplace and two pairs of sliding doors to the garden, the dining room opens into the conservatory, and the kitchen is to one side with a utility room. The double garage can be accessed from the utility room and has electric up and over door. The first floor has the main bedroom with ensuite bathroom, and there are three further double bedrooms, with one ensuite and a family bathroom. The loft could provide further accommodation subject to the necessary consent.

The gardens are particularly attractive and are laid to lawn and flanked by well-stocked herbaceous borders. There are several mature trees, including horse chestnut and blue cedar. The heated swimming pool is to one side by the open-fronted games room and is partially screened by herbaceous borders. The front garden is laid to lawn and there is parking for several vehicles.









## Location

Hinksey Hill lies in an elevated position just 3 miles from Oxford and is very well placed for the road and rail network. The property is conveniently positioned for all the amenities in Oxford and a wide range of schools for all ages, including The Dragon, Wychwood, Oxford High School, Headington, St. Edward's and Summer Fields. Close by is Chandlings with The Manor, St Helen & St Katharine, Radley College, Cothill, and Abingdon School slightly further afield.

Road and rail communications are excellent with London and Heathrow (via the A34 ring road, M4 and M40). Rail services from Oxford Parkway to London Marylebone in 72 minutes and from Didcot to London Paddington in 45 minutes. Oxford City centre 3 miles M40 (Junction 9) 12 miles Oxford Parkway 7.5 miles (Services to London Marylebone approximately 72 minutes) Didcot 14 miles (Services to London Marylebone approximately 45 minutes)





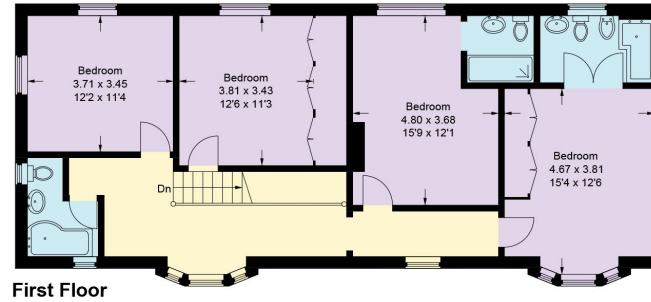




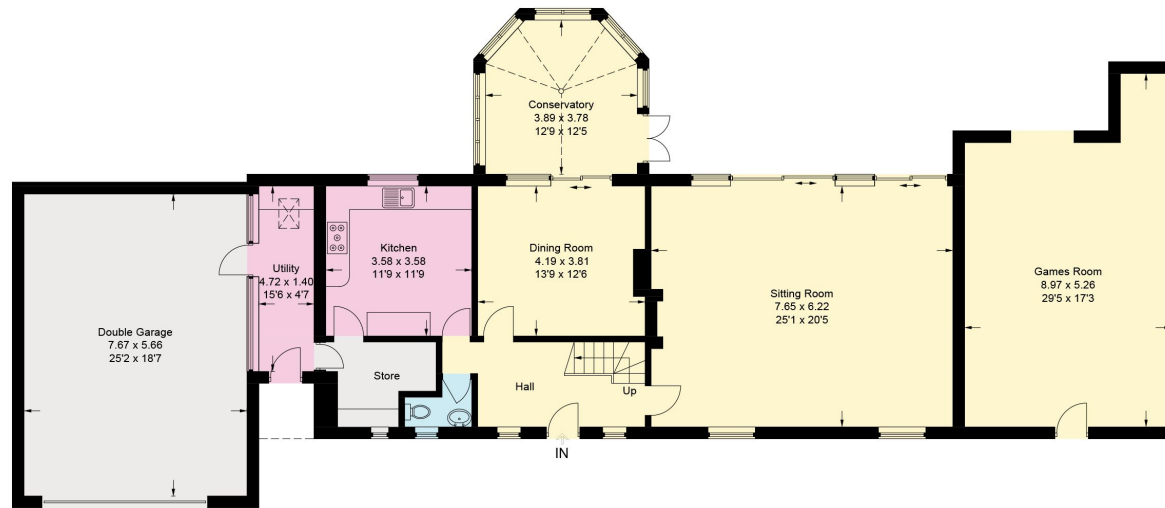
Approximate Gross Internal Area  
 Ground Floor = 165.3 sq m / 1,779 sq ft  
 First Floor = 98.6 sq m / 1,061 sq ft  
 Games Room = 40.2 sq m / 433 sq ft  
 Total = 304.1 sq m / 3,273 sq ft  
 (Including Double Garage)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



First Floor



Ground Floor

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