

Dunstan Cottage

Headington





Unique opportunity with beautiful gardens and over c.5000sqft of flexible accommodation



Summary of accommodation

Property 1

Another useful residence ideal for guests, family or friends, arranged over two floors

Main house - property 2

The Cottage is a charming family home located over two floors benefitting from views overlooking the beautiful rear garden

Property 3

This home provides a versatile layout over two floors. This has previously been rented out by the current owners and had provided a generous income.

Situation

Times and distances are approximate.

Lying in a prime position in the sought after area of Old Headington which, with local pubs and a parish church, retains a village atmosphere.



Old Headington is one of Oxford's best-kept secrets and is very well-placed for a number of excellent amenities, many of which are close by. St. Andrews Lane occupies a lovely position with fine views of the church from the house. Within Headington is a Waitrose supermarket with a number of restaurants, coffee shops and bars.



In addition, the Oxford Tube coach stop on London Road has services to London Victoria, Heathrow and Gatwick airports.



Local schools include Headington School, Rye St Anthony School, Magdalen College School and Windmill Primary. The John Radcliffe Hospital, Manor Hospital, Churchill Hospital and Nuffield Hospital are also within easy reach.

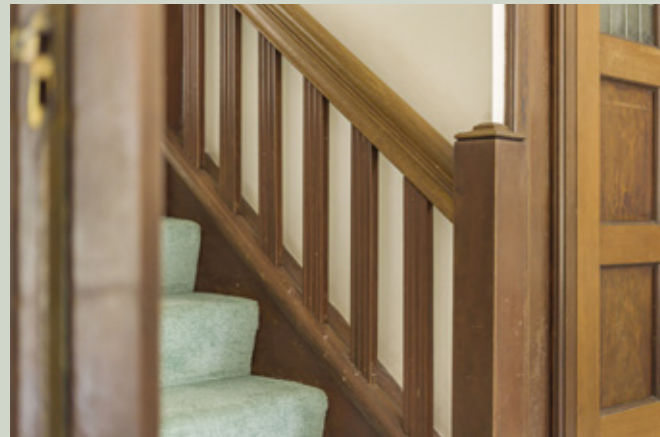


The Property

Characterful cottage on a vast plot with two additional properties, located in the highly sought-after area of Old Headington. This family home has provided a comfortable home for generations since its development in the mid 30's by Dr Emden; a botanist whose historical presence is most felt through Emden House Care Home. During this time, the property has undergone significant extension and development.

Dunstan Cottage is a suitable residence for families seeking easy access to local school routes and the John Radcliffe hospital, which is one of the largest teaching hospitals in the UK. The layout of these properties can also meet the necessary requirements for multi-generational living, guest accommodation, working from home or those looking to generate an additional income, all of whom will appreciate the short walking distance to Oxford city centre and its subsequent transport links to London.

The property also benefits from owning a covenant on the rear of the gardens which will protect it from future development, with a potential option in the future for the covenant to be sold on (subject to consents and agreement).



FLOOR PLAN

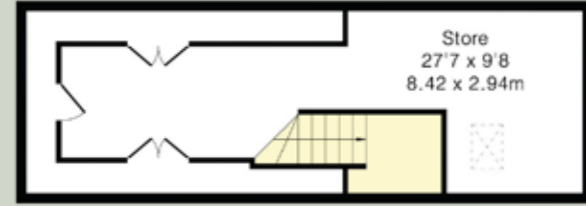
Approximate Gross Internal Floor Area

Property 1: 153 sq m / 1,654 sq ft

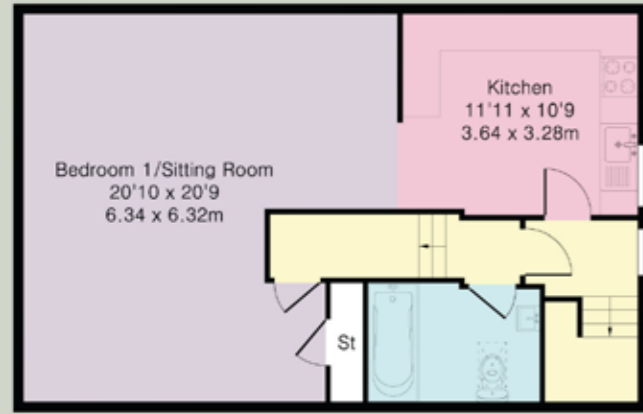
Property 2: 166 sq m / 1,790 sq ft

Property 3: 153 sq m / 1,653 sq ft

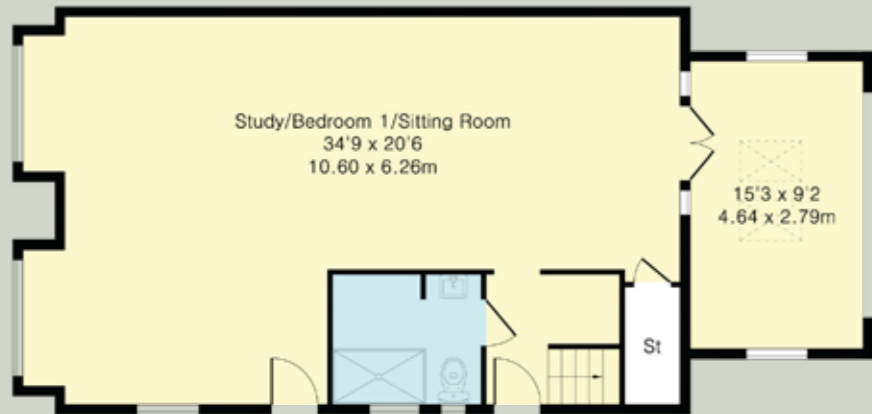
Total Area: 472 sq m / 5,097 sq ft



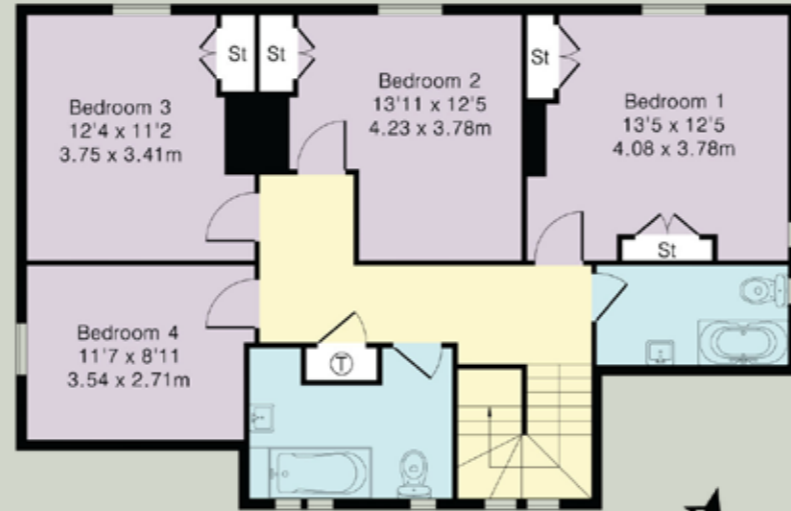
Cottage Second Floor



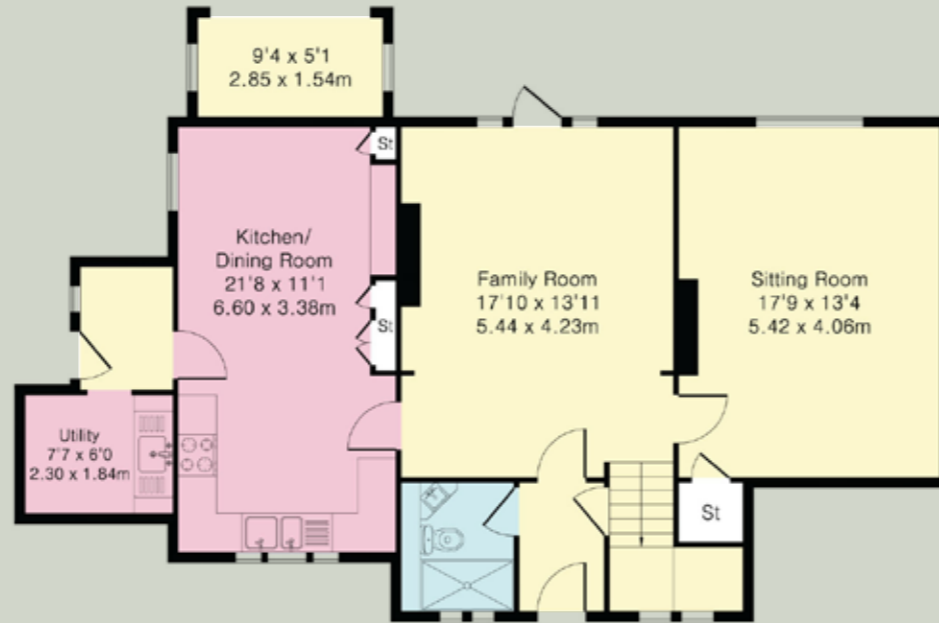
Cottage First Floor



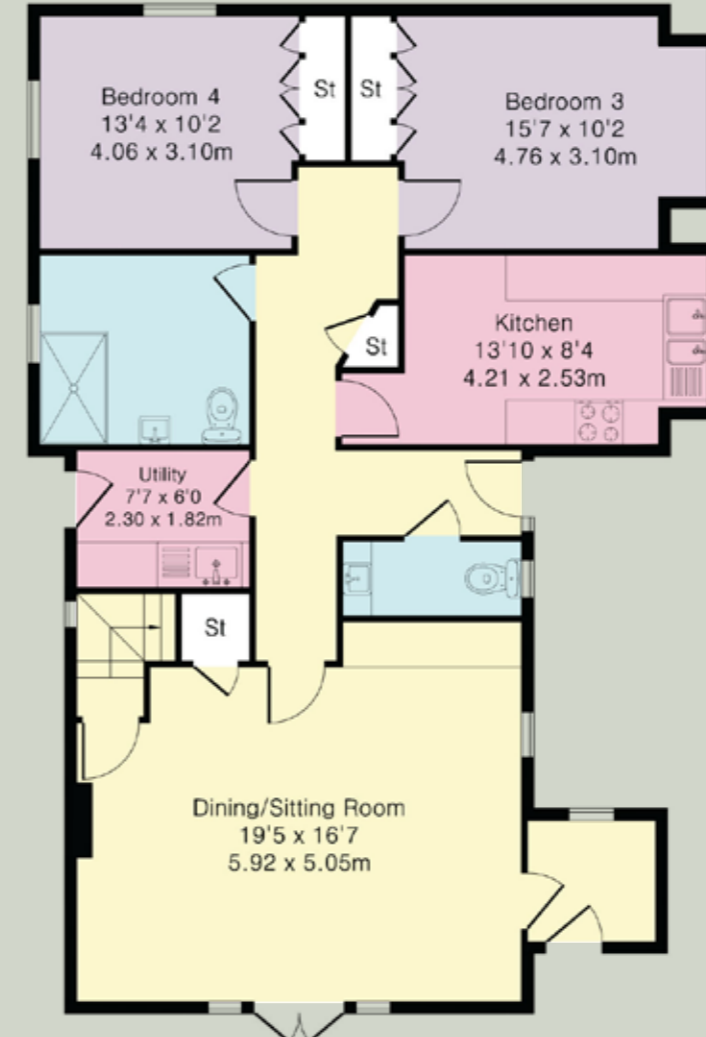
Cottage Ground Floor



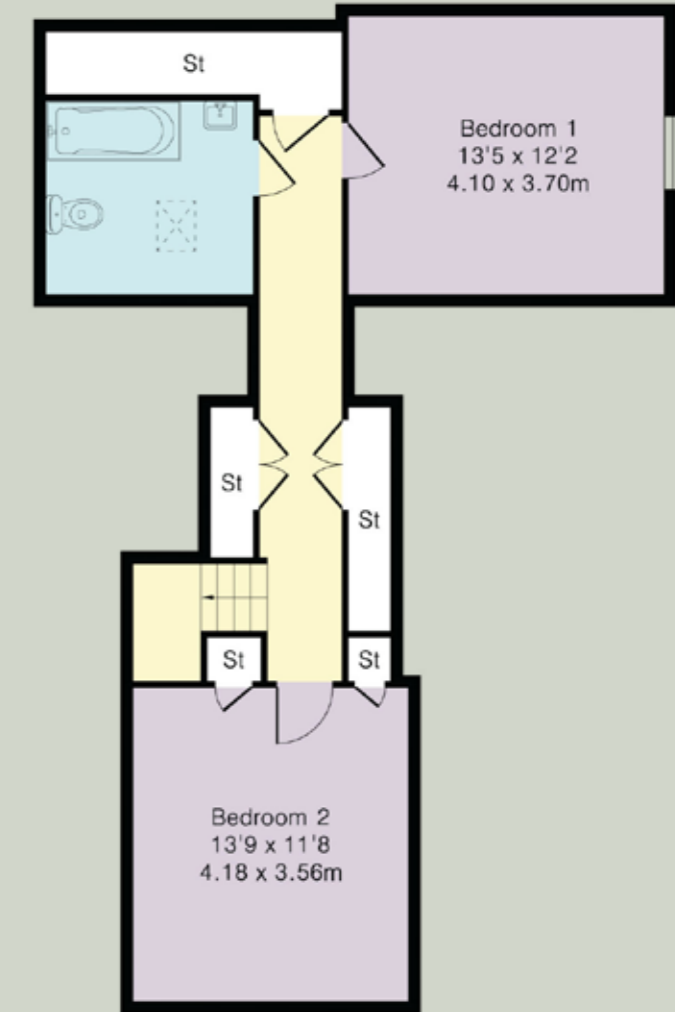
First Floor



Ground Floor



Ground Floor



First Floor

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.



The Grounds

Dunstan Cottage has a very attractive large garden located at the rear hosting various species of trees, plants and shrubbery. To the front is off street parking for several vehicles.

Property Information

Tenure:
Freehold

Council Tax Band:
G

Local Authority:
Oxford City Council

EPC:
E

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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