



Blythewood, Bagley Wood Road, Oxford



Beautifully presented period country house with mature south-facing gardens and a private bluebell wood.

Summary of accommodation

Characterful country house with large secluded garden and private woodland

Tastefully modernised, perfect for entertaining

Magnificent kitchen/diner with vaulted ceiling opening onto expansive terrace

Flexible accommodation comprising six bedrooms and self-contained guest annexe

Set on the edge of Oxford City and surrounding schools

Large gravelled driveway | Carport | Studio | Store | Greenhouse

The Property

Blythewood is an elegant family home that has been restored and extended to

an exceptional standard offering approx 4,202 sq ft of versatile and spacious

accommodation set in approximately 4.42 acres of gardens and ancient woodland.

Perfect for modern family living, the house marries the best of twenty first Century design with period charm, retaining characterful features throughout, including original fireplaces, reconditioned cast iron radiators, carved woodwork, moulded ceiling cornices and leaded windows.

The main entrance opens into a large hallway with a beautiful staircase and high ceilings exuding character and elegance. The reception hall leads to all principal reception rooms plus a cloakroom/WC. The current owners have tastefully extended the house, adding a magnificent triple aspect kitchen/diner with underfloor heating, vaulted ceiling and rooflights creating an abundance of light and space. This is the heart of the home that can be enjoyed year-round: in summer bifold doors open onto the terrace; in winter a contemporary Barbas fireplace warms the 'snug'. The kitchen includes generous built-in storage and a useful side door for supermarket deliveries.

On the ground floor the layout of the house has been remodelled to create a large formal reception featuring original fireplaces and library with French doors onto the veranda.



Beyond the formal reception areas a side wing with its own separate entrance opens into a utility/ boot room leading to a self-contained annexe that can be used as guest or staff accommodation (kitchen, shower room, bedroom).

A wide staircase leads to two further floors. To the first floor is a light and airy landing (currently used as a study area), four bedrooms and two bathrooms. Two of these bedrooms directly access a charming balcony with lovely south-facing views over the grounds. The master bedroom (with ensuite bathroom and extensive built-in storage) shares these delightful garden views. A further bedroom, shower room and study can be found on the second floor.

In addition to the main house there are multiple outbuildings on the property including a separate studio, a store room, and a greenhouse.

To the front of the property is a large gravelled driveway with a generous oak-framed double carport incorporating bicycle and log storage. To the rear is a delightful mature landscaped garden with low maintenance perennial herbaceous borders, an orchard, a fruit cage/vegetable patch and a private area of ancient woodland. The grounds feature notable specimen trees including Cedar of Lebanon, Catalpa, veteran oak and copper beech.

Location

As well as being close to Oxford, with easy access to the city centre (Park & Ride approx 2.1 miles, bus routes within half a mile), Blythewood is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford Parkway, Oxford Centre and Didcot mainline stations are all within easy reach with fast services to London Marylebone and Paddington. Oxford and Abingdon provide major supermarkets, shopping, recreational and sports facilities. There is an excellent choice of schools in the area including: Chandlings, The Manor, St Helen's and St Katharine's, Magdalen College School, Radley College, Cothill, Abingdon School, Headington School, St Edward's, St Hugh's, Oxford High School and The Dragon.

Property information

Tenure: Freehold

Local Authority: Vale of White Horse District Council

Council Tax band: G

EPC: D





Approximate Gross Internal Floor Area

Ground Floor: 179 sq m / 1,925 sq ft

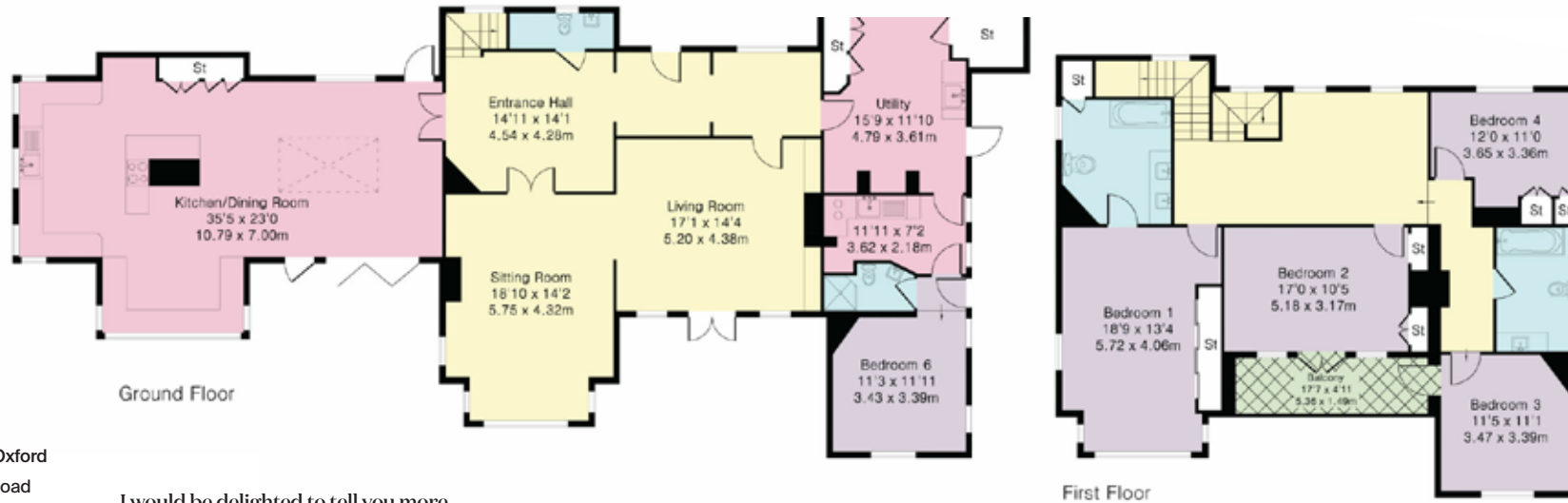
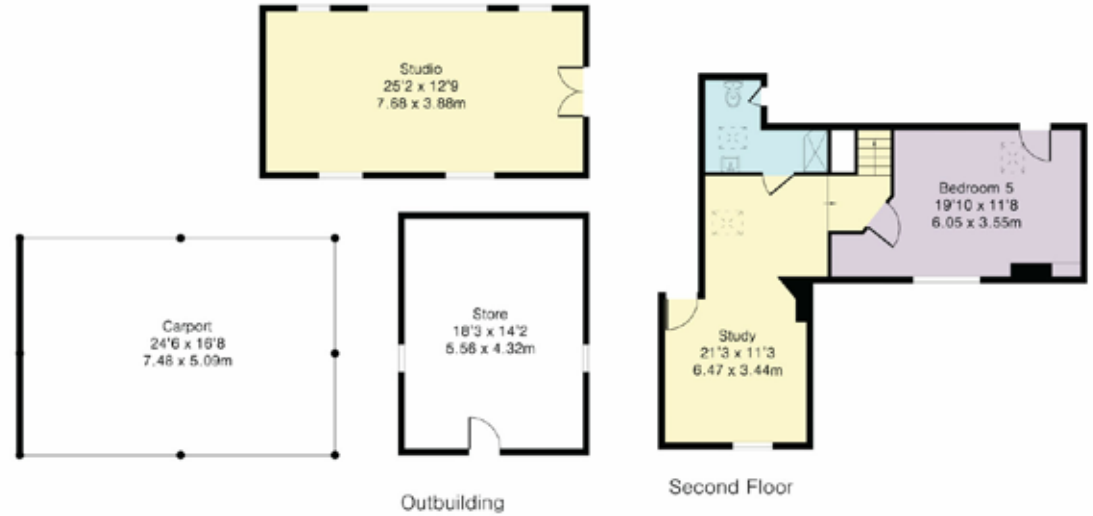
First Floor= 111 sq m / 1,190 sq ft

Second Floor = 47 sq m / 508 sq ft

Outbuilding = 54 sq m / 579 sq ft

Total Area= 391 sq m / 4,202 sq ft

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.



Knight Frank Oxford
274 Banbury Road
Summertown
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
01865 264862
oliver.saxton@knightfrank.com



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated April 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.