



## CETE HOUSE

Badger Lane, Oxford



## A STRIKING CONTEMPORARY HOUSE IN MATURE GROUNDS CLOSE TO OXFORD.

This stunning modern contemporary house was originally built in 1960 and then redesigned by the renowned architect Niall McLaughlin in 2006.

			EPC
4	2	2-3	B

Local Authority: Vale Of White Horse  
Council Tax band: G  
Services: Water mains & electric  
Tenure: Freehold



## DESCRIPTION

This stunning modern contemporary house was originally built in 1960 and then redesigned by the renowned architect Niall McLaughlin in 2006. His vision was to create a double-height reception room with large windows that flood the space with light throughout the day and produce a feeling of openness and tranquillity. This exceptional room is the heart of the house and provides superb entertaining space with full-height sliding glazed doors to the garden. The kitchen is at the far end with views over the garden on two sides and at the other end of the house, a study also overlooks the garden. The first floor has four bedrooms, two of which open on to a balcony from which to enjoy the garden. There are two bathrooms at either end of this floor. The main bedroom has fitted cupboards and shelves. The house is heated by a heat pump, and solar panels are installed on the butterfly roof, which are not visible from the garden. Additional heating can be supplied by recommissioning a gas boiler that uses air to heat the rooms. In addition, an Austrian tiled stove using wood provides radiant heat in the living room. There is external uplighting on the brise soleil.



## LOCATION

Hinksey Hill lies in an elevated position just 3 miles from Oxford and is famous for its wooded setting. It is conveniently positioned for Oxford with 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's, Radley College, Cothill, and Abingdon School slightly further afield. Road and rail communications are excellent for London and Heathrow (via the A34 ring road, M4 and M40). Rail services from Oxford Parkway to London Marylebone in 55 minutes and from Didcot to London Paddington in 45 minutes. Oxford City centre 3 miles. Distances and times are approximate.



## OUTSIDE

Set within mature gardens of approximately 1.5 acres, much of which has been left as a meadow to encourage wildlife, the property offers a peaceful and environmentally conscious outdoor space. Specimen trees add beauty and character to the landscape while providing a serene atmosphere for relaxation and enjoyment. An external boiler room houses the heating appliances and there is a fine Alitex greenhouse, a large oak timber garden shed, and a circular brick outbuilding with a copper roof (currently housing a freezer). The gardens have direct access to Bagley Wood, an ancient woodland owned by St John's College, offering a unique connection to nature just beyond your doorstep. Badger Lane is a private limited company, the Badger Lane Management Company and all the houses on the Lane are members.





Approximate Gross Internal Area  
 Main House = 279.6 sq m / 3,010 sq ft (Excl. Void)  
 Cellar = 3.9 sq m / 42 sq ft  
 Outbuildings = 56.8 sq m / 611 sq ft  
 Total Area = 340.3 sq m / 3,663 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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