

# HYRST HOUSE

HIDS COPSE ROAD • OXFORD





# HYRST HOUSE

HIDS COPSE ROAD  
CUMNOR HILL • OXFORD

*Substantial family house with far reaching  
views in this private road*

Reception hall • Kitchen/Breakfast room • Family room  
Dining room • Sitting room • Study • Utility room  
Two Cloakrooms

Master bedroom with dressing room and ensuite bath /  
shower room • Five further bedrooms (three with ensuite bath /  
shower rooms) • Family bathroom

Triple garage with Office • Landscaped gardens

Oxford mainline station 2.4 miles  
(Services to London Paddington 55 minutes)  
Oxford Parkway 6.4 miles  
(Services to London Marylebone 55 minutes)  
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.





## Hyrst House

This is a very well presented house originally built in 2005 with superb family accommodation over three floors and beautifully landscaped gardens. All the rooms are of a generous size and benefit from excellent natural light. The house has been very well maintained by the present owners and is finished to a very high standard with double glazing throughout and high quality fixtures and fittings. It sits in a private position towards the end of the road with far reaching views towards Farmoor Reservoir and over open fields.

The front door opens into a large reception hall with all the main reception rooms arranged around it and stairs rising to the first floor. Of note is the large and well fitted kitchen / breakfast room with central island and double doors opening into the dining room. The first floor has a large landing area with the master bedroom and ensuite bathroom and dressing room together with three further ensuite bedrooms. The top floor has two further bedrooms and a family bathroom.

The gardens are laid to lawn with well stocked flower and shrub borders, mature hedging, a summerhouse and a terrace at the rear of the house from which to enjoy the views. From the road the drive opens onto a large parking area at the front of the house and garage.

## Situation



Cumnor is a sought after residential area famous for its wooded rural setting, just 2 miles from the centre of Oxford. Cumnor Hill is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, with the regional centres of Newbury and Swindon also within easy reach. Communications by rail are also excellent with fast trains from either Oxford or Didcot to London Paddington taking about 50 and 45 minutes respectively and services from Oxford Parkway station to London Marylebone in 60 minutes.





Hids Copse Road is a private no-through road known for its wooded rural setting. Cumnor Hill has bus pick-ups to all the major independent schools in Central North Oxford as well as Abingdon, Cothill and Cokethorpe.



Sporting and leisure facilities include the Nuffield Health Club in Oxford, golf at Hinksey Heights, Frilford Heath and watersports on Farmoor Reservoir. The surrounding picturesque countryside includes Cumnor Hurst, Raleigh Park, Boars Hill and Hinksey Heights Nature Reserve, providing inspiring scenery and wonderful walking and riding.



### Directions (Postcode OX2 9JJ)

From Oxford city centre travel west on the Botley Road continuing under the A34 underpass and up Cumnor Hill. Turn right into Hids Copse Road and then right at the T junction, follow the road and the house is on the right.

### Services

All mains services connected

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

### Local Authority

Vale of White Horse District Council. Tel: 01235 520 202.



# Approximate Gross Internal Floor Area

Ground Floor = 179.7 sq m / 1934 sq ft

First Floor = 161.2 sq m / 1735 sq ft

Second Floor (Excluding Eaves Store) = 42.1 sq m / 453 sq ft Outbuildings = 96.1

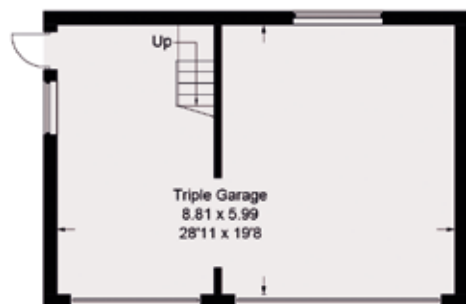
sq m / 1034 sq ft

Total = 479.1 sq m / 5156 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.



Outbuilding

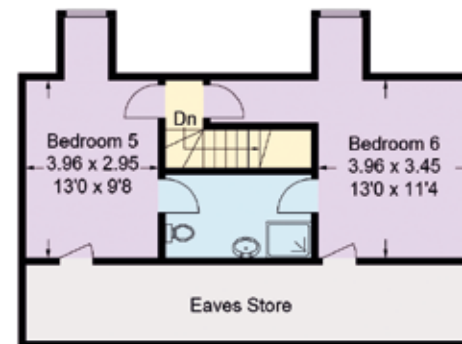


Ground Floor

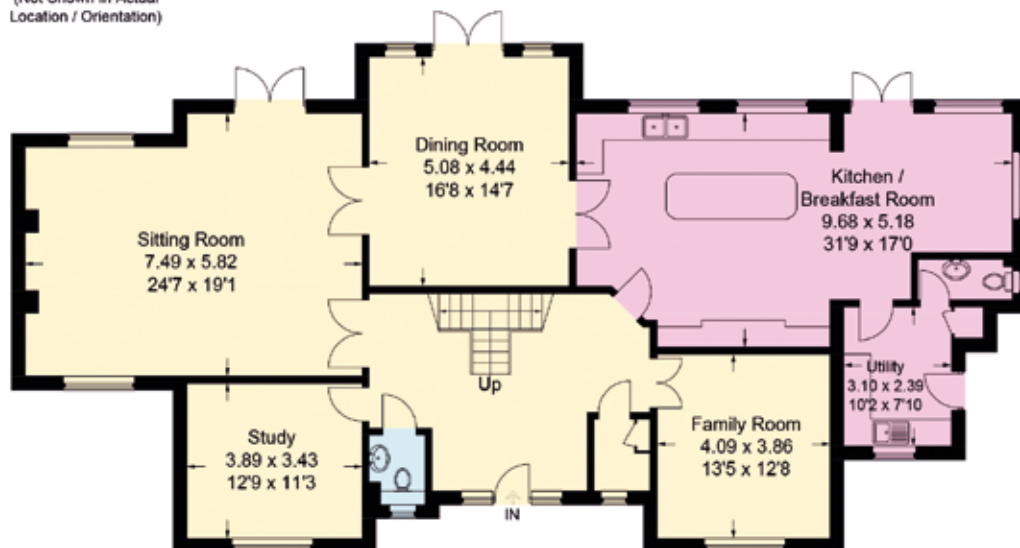
(Not Shown in Actual Location / Orientation)



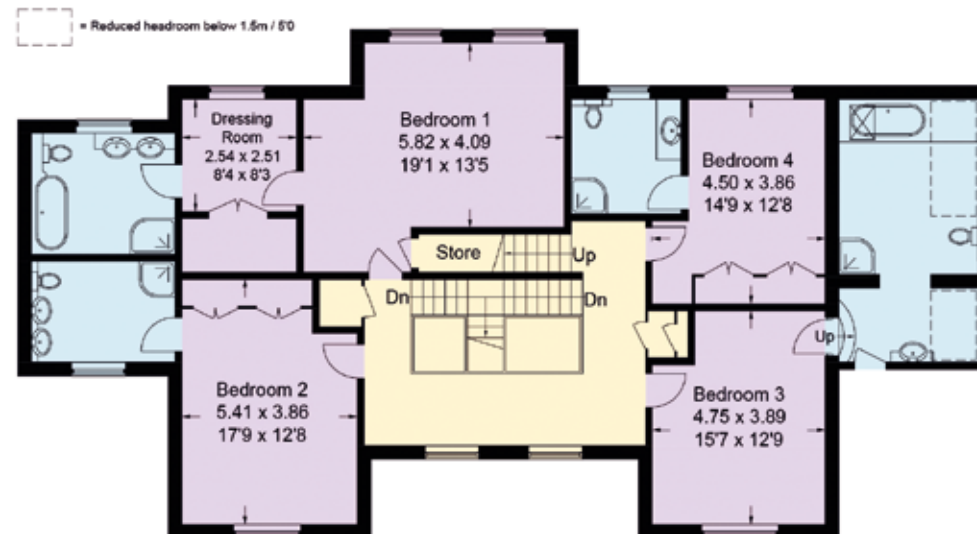
First Floor



Second Floor



Ground Floor



First Floor





**01865 790077**  
**280 Banbury Road,**  
**Summertown, Oxford OX2 7ED**  
[oxford@knightfrank.com](mailto:oxford@knightfrank.com)  
**[KnightFrank.co.uk](http://KnightFrank.co.uk)**

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 etc: The photographs 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. Viewing by appointment only. Particulars dated May 2017. Photographs dated May 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	77