



THOMAS
MERRIFIELD
SALES LETTINGS

3 Hill View
Sandhills, Oxford, OX3 8EB

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A substantial detached property providing versatile accommodation with good size gardens and views across open countryside.

- Detached property with versatile accommodation
- Ground floor annexe at the front of the property
- Large living/dining room leading into kitchen
- Cloakroom and utility
- First floor living room with views across adjacent fields
- Three bedrooms with en-suite bathrooms
- Second kitchen
- Good size garden with timber summerhouse
- Parking for several vehicles
- Council Tax Band: G, EPC Rating: C

The property is set over two floors but currently divided into two separate living spaces. On the ground floor at the front is an annexe providing living room, kitchen, bedroom and bathroom. To the rear of the building the main house has a large living/dining room leading into a fitted kitchen and with access to the garden. There is also a cloakroom and utility. Across the first floor is a second living room with views across adjacent fields. There are three bedrooms each with en-suite bathrooms and a second kitchen. Outside there is access to the side giving parking for several vehicles and leading to a good size garden with a timber summerhouse.

The property has been significantly extended over recent years and some areas still require completion. Building Regulations have not been signed off.

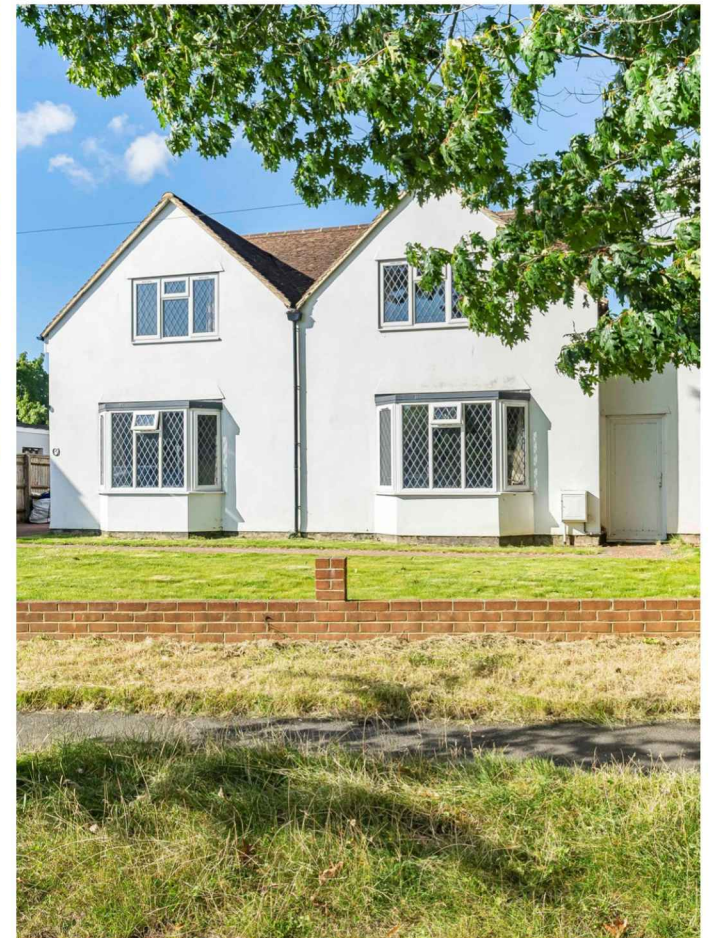
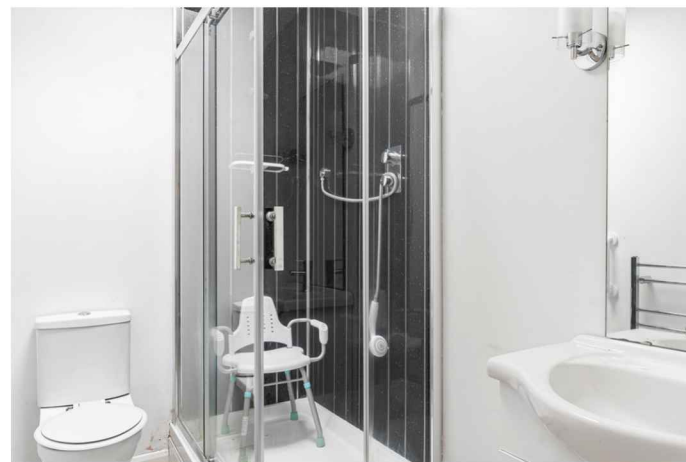
Guide Price £750,000





On the eastern outskirts of the city, Sandhills is well placed providing access into Oxford as well as the M40 and A34. Thornhill park and ride has services into London Victoria, Heathrow and Gatwick. Oxford, Thame and Haddenham Parkway has routes to London Marylebone.

Nearby Headington provides shops including a Waitrose for day to day needs, several educational institutions for all ages and the John Radcliffe, Churchill and Nuffield hospitals. Oxford city is just 4 miles distant where there are shops, cafes and restaurants to suit most tastes and a variety of cultural and entertainment venues.



Approximate Gross Internal Area 3203 sq ft – 298 sq m
 Ground Floor Area 1685 sq ft – 157 sq m
 First Floor Area 1299 sq ft – 121 sq m
 Outbuilding Area 219 sq ft – 20 sq m

