

THE FIRS



HEADINGTON HILL, OXFORD





THE FIRS

HEADINGTON HILL, OXFORD, OX3 0BT

An impressive, elegant detached Victorian villa of substance with historical interest located away from through traffic in a convenient Oxford city location



MAIN HOUSE

Entrance hall • drawing room • dining room • sitting room • study • orangery • kitchen/breakfast room
utility room • larder • cloakroom • master bedroom suite to include dressing room and en suite bath/shower room
guest bedroom suite • three further bedrooms • kitchen/potential bath/shower room
charmingly converted cellars to form games room • gym • snooker room and bar

DETACHED COTTAGE

Sitting room • kitchen/breakfast room • bedroom • bathroom

OUTSIDE

Detached garage/office building and ample parking • Victorian glass house • swimming pool
Private gardens and grounds approaching one acre

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DIRECTIONS

From Savills office in Banbury Road Summertown, proceed towards Oxford city centre and at the traffic lights before reaching St Giles turn left into South Parks Road, left again into Holywell Street and follow the road round along Long Wall Street. At the traffic lights at the end, on the junction with the High Street turn left, proceed over Magdalen Bridge and at The Plain roundabout go straight across taking the first exit into St Clements Street. Proceed up Headington Hill and opposite Oxford Brookes Headington Hill campus entrance, before Pullens Lane, turn right into the private road known as

Headington Hill and the gated entrance to The Firs will be seen at the end.

From the M40/A40 from London, approaching from the Headington hamburger roundabout, proceed past all the commercial shops of Headington on the London Road towards Oxford City Centre and continue on past Brookes University and after sighting Pullens Lane on the right hand side of the road, opposite Oxford Brookes Headington Hill campus entrance turn immediately left into the private road and continue as above.

SITUATION

Headington Hill is a unique very discreet (yet remarkably convenient) location in Oxford city. With the historic Oxford city centre less than one mile distant and the Headington shops and hospitals less than half a mile away, this combination of convenience and seclusion is hard to find. The renowned Oxford schools including Magdalen School, Headington School, The Dragon School, St Edwards School, Oxford High School and Rye St Antony are all within easy reach and there is straightforward access to the A40, the Oxford ring road and the links to the M40 and the A34.



Frequent rail services to London in less than an hour are available from both Oxford station and the new North Oxford Parkway station. Regular bus services to London and the airports are available readily, with a bus stop at the end of the lane.

DESCRIPTION

The Firs is a handsome detached Victorian villa, originally built in 1893 as the Dower House to Headington Hall, built for William Morrell of the renowned Oxfordshire brewing family. The author Hope Mirrlees was a former resident of The Firs and both TS Eliot and Winston Churchill are reputed to have stayed at the house.

The property is attractively set within mature and lovely private gardens approaching one acre in size. Family's ownership for over 30 years. In that time, the property has been lovingly maintained and updated over the years to offer a very comfortable combination of charm, character and modern convenience.

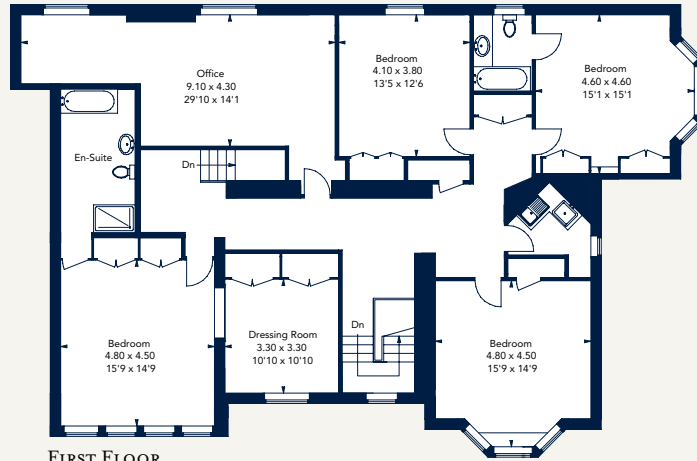
A floor plan is provided within these particulars showing the approximate size, layout and orientation of the rooms and the photographs illustrate the appeal of this exceptional home.

Internally, the rooms have decorative cornicing, high ceilings, period fireplaces and sash windows whilst downstairs, the cellar rooms have been delightfully converted into a games/cinema room, snooker room, gym and bar, with a concealed entrance behind a secret door in the drawing room.

GARDENS AND GROUNDS

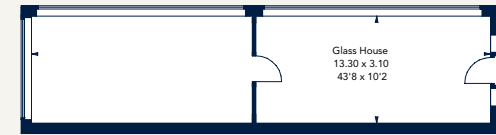
The gardens and grounds are private, surrounded by mature trees and shrubbery. The whole garden is wonderfully mature and attractively landscaped with lawned areas, terracing, walled courtyard area, vegetable garden, heated swimming pool and a Victorian glass house. The mature trees include a rare specimen Ginkgo tree and the orangery has a very old and very productive vine.





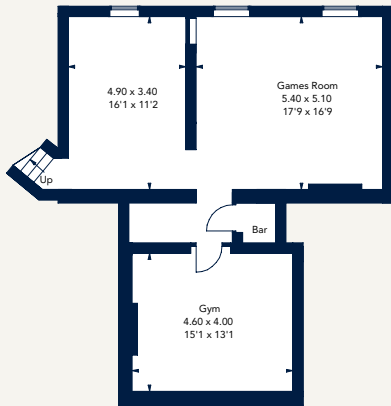
FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			

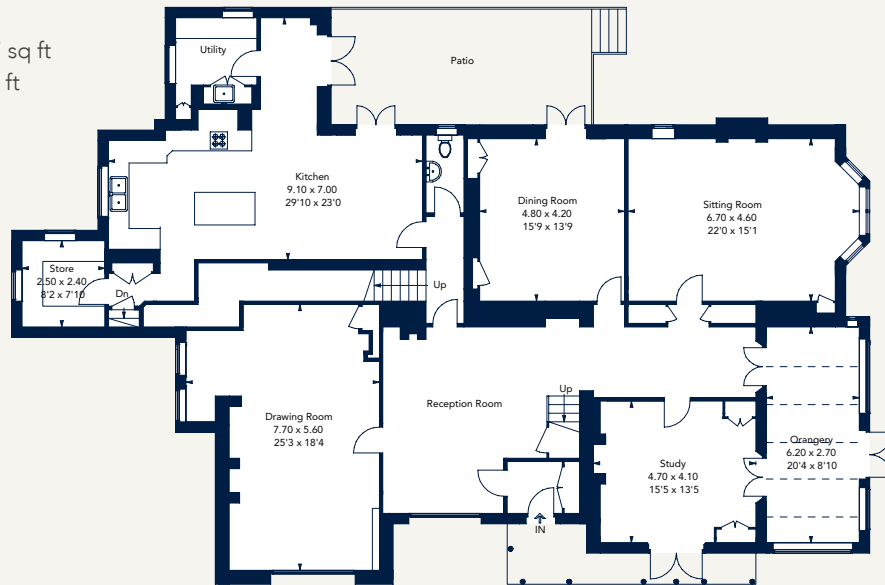


GLASS HOUSE
(Not Shown In Actual Location / Orientation)

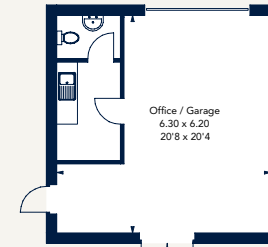
Approximate Gross Internal Area
 511 sq m / 5500 sq ft
 Detached Cottage = 62 sq m / 667 sq ft
 Office / Garage = 39 sq m / 421 sq ft
 Total = 653 sq m / 7029 sq ft



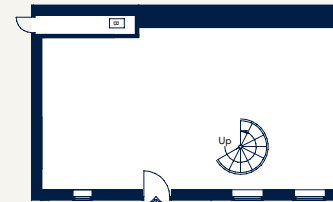
BASEMENT



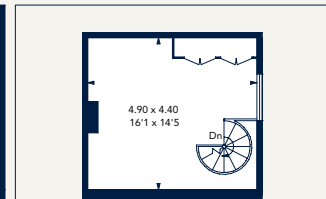
GROUND FLOOR



OFFICE / GARAGE
(Not Shown In Actual Location / Orientation)



GROUND FLOOR
DETACHED COTTAGE
(Not Shown In Actual Location / Orientation)



MEZZANINE

The detached cottage (which is believed to be the original stables and coach house) has a separate access from the rear lane, whilst the house and garage are approached from the electrically gated main entrance to the front of the house.

SERVICES

All mains services

TENURE

Freehold

EPC RATING

F

VIEWING

Strictly by appointment with Savills.

IMPORTANT NOTICE

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