



JCP

ESTATE AGENTS
OXFORD

The Firs

Hinksey Hill

Oxford

OX1 5BD

The Firs is a substantial detached Arts and Crafts home, originally constructed in 1904, that enjoys a private location, ensconced within some 2.3 acres of charming grounds and seamlessly marries character with sustainability. The present owners have maintained and extended the house and gardens to create a fabulous well considered family home with spacious and flexible accommodation that provides the ability to entertain on a grand scale.

Impressive Arts & Crafts home set in 2.3 acres of beautifully landscaped grounds | Spacious interior with high ceilings, period details & elegant living spaces | Self-contained annex with planning permission granted to separate from the main residence | Cosy sitting room with log-burning fire, grand drawing room & formal dining room | Original features including ornamental plasterwork, stained glass windows & butler's bell system | Five well-proportioned bedrooms (three with balconies), including a luxurious principal suite | Flexible top floor space, ideal for guests, home office or leisure | Expansive gardens inspired by Arts & Crafts design, with tennis court & mature planting | Orchard with a wide variety of fruit trees, kitchen garden & working well for irrigation | Solar panels, hot water panels & eco-friendly features to reduce energy costs

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band G

Vale Of White Horse

Telephone: 01235 520202



Upon entering through the porch and lobby into the entrance hall, there is a real sense of arrival. This is created by its unrestrained scale, architectural integrity and detail, which continues throughout this beautiful and magnificent house. Original features include ornamental plasterwork, stained glass windows, mahogany staircase, charming serving hatch in the dining room and functioning butler's bell and board system, along with wonderful fireplaces that illustrate what a remarkable house this is. The bay-fronted sitting room, warmed by a log-burning fire that meets current regulations, provides a cosy space for relaxation. The grand drawing room and formal dining room offer wonderful areas for entertaining, while the light-filled garden room is the perfect place to enjoy garden views with a cup of tea. The spacious kitchen and breakfast room is ideal for family life, complemented by a utility room with direct access to a double garage and plant room beyond. Upstairs, the striking mahogany staircase leads to four beautifully appointed double bedrooms. The main suite is a luxurious retreat with an ensuite, dressing room and a private balcony with far reaching views. Two additional bedrooms also feature their own balconies overlooking the grounds, with one enjoying an ensuite. The top floor with the fifth bedroom provides a flexible space that could be used for guests, work or leisure. Sustainability is at the heart of this home, with solar panels generating enough revenue to cover most of the cost of gas and electricity. Hot water panels on the roof usually provide cost free hot water from March through October. These eco-friendly features not only reduce costs but also contribute to a more sustainable way of living.

Located at the western boundary of the property, Little Firs is a self-contained annex offering excellent versatility. A semi-detached cottage with an open-plan kitchen/dining/sitting room, wet room, double bedroom and balcony plus underfloor heating and separate utilities, it is an ideal space for guests, extended family, office or rental opportunities. Planning permission has also been granted to separate Little Firs from the main residence, allowing for even further flexibility.

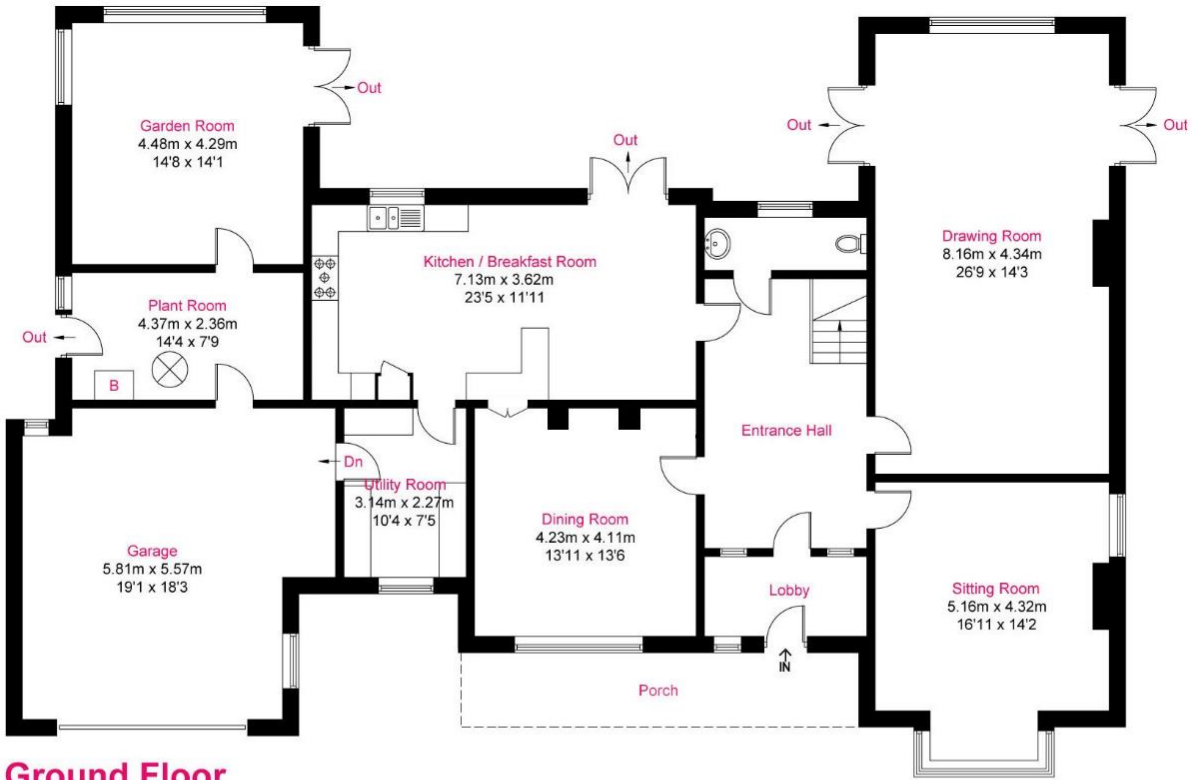
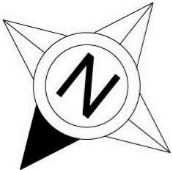
Secluded gardens bursting with seasonal delights lie predominantly to the south and west of the house. Inspired by the great Arts and Crafts gardens, mature hedges frame different areas, creating distinct garden rooms that provide ever-changing vistas throughout the seasons. A well-established orchard and kitchen garden produce an abundance of fresh produce, including apples, plums, pears, mulberries, gooseberries, blackcurrants and redcurrants. An enclosed hard tennis court adds a recreational element, while the expansive lawns, rose walk, rose garden, mature trees and beautifully curated borders create an idyllic setting. A summerhouse, tractor garage and shed further enhance the outdoor experience, providing additional space for relaxation and storage. There is enough firewood stored for c. five years and a working well provides water for the greenhouse and gardens.



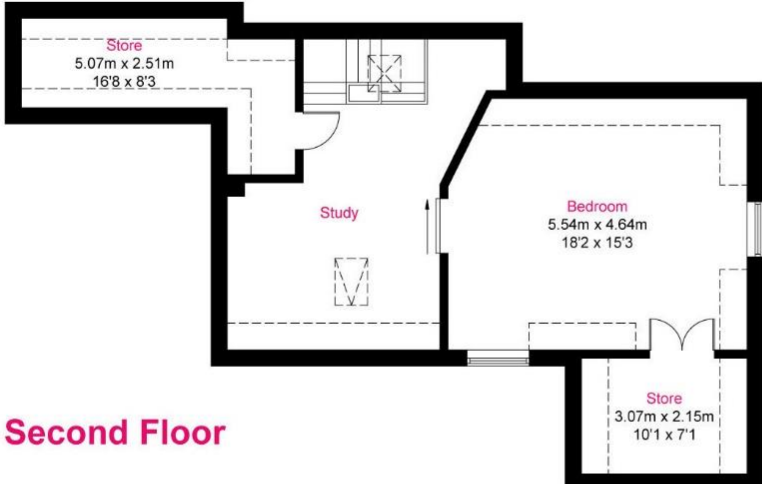


The Firs, OX1

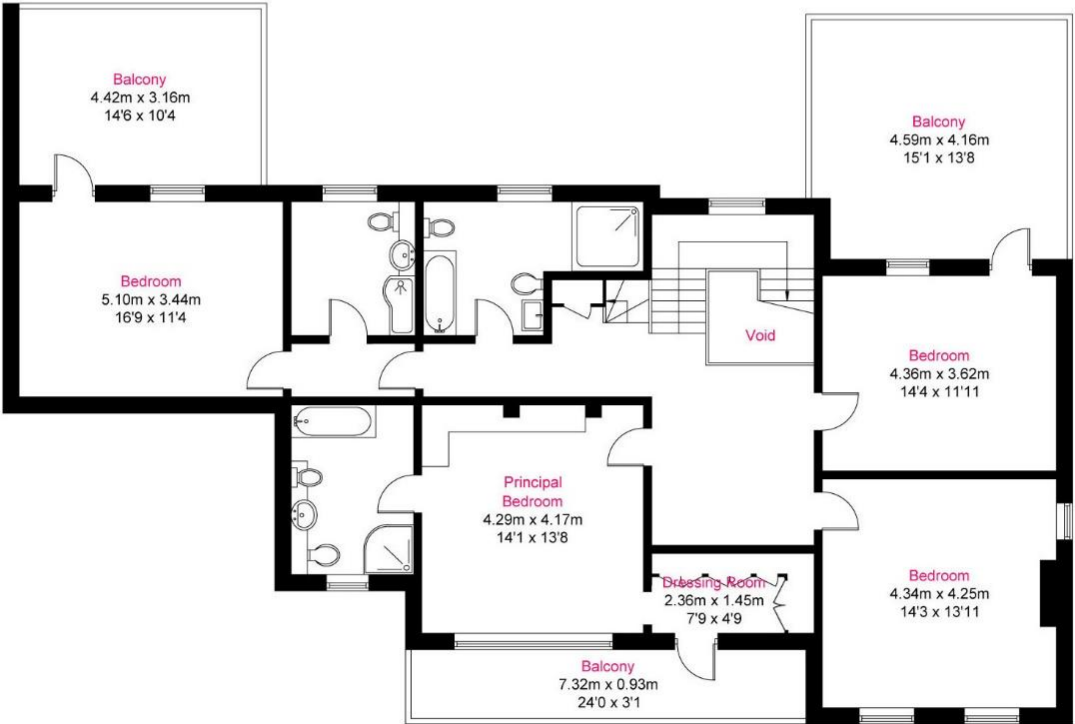
Approximate Gross Internal Area = 356.40 sq m / 3836 sq ft
 Annex Floor = 76.0 sq m / 818 sq ft
 Garage = 30.50 sq m / 328 sq ft
 Tractor Garage = 9.80 sq m / 105 sq ft
 Summer House = 15.40 sq m / 166 sq ft
 Total = 488.10 sq m / 5253 sq ft
 For identification only - Not to scale



Ground Floor



Second Floor



First Floor



Annex Ground Floor Annex First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	