

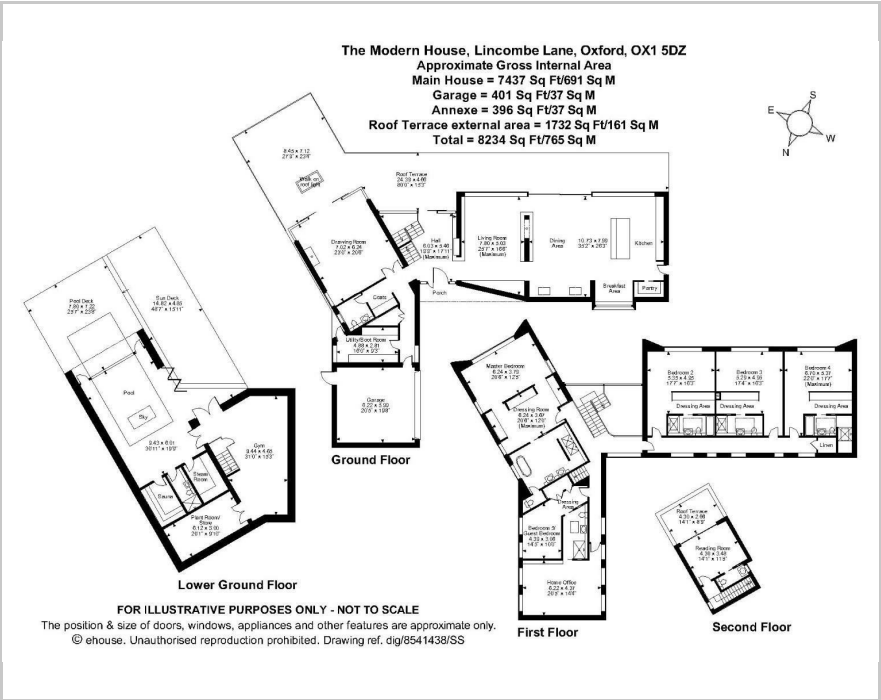


Nirvana , Oxford, OX1 5DZ

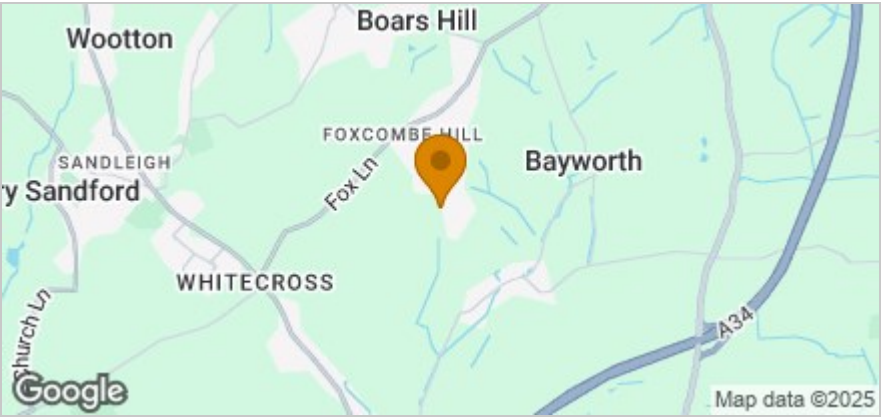
Price Guide £1,950,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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PROBABLY THE BEST LOCATION
WITHIN MUCH COVETED BOARS HILL,
ON THE EDGE OF OXFORD

Accommodation

- A 2 acre development site
- Creation of a unique legacy house
- A much coveted address
- Locked in detailed planning consent
- Commanding views
- Close to first class schools
- Oxford city centre 5.3 miles
- Good rail connections
- London Oxford Airport c.8.4 miles
- A rare around the curve investment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	