

North Hinksey Lane, Oxford



Unique detached home built in 2020.

Description

A high specification, custom built efficient and substantial detached home of just over 2300sqft with hardwood flooring or porcelain tiles throughout, an impressive triple aspect kitchen/living room, air source heat pump, underfloor heating to the ground floor and bathrooms, and off street parking for 3-4 cars.

Arranged over two floors, on the ground floor the property comprises a striking kitchen/ dining/family room with all modern appliances including heated water filter double oven with warming drawer and much more.

Bifold doors to the substantial south facing rear terrace and secluded garden.

Additionally, there's a large separate sitting room with bifold doors to the rear, a separate utility room with custom storage and separate access to the rear, a generous office/snug and a modern W/C.

To the first floor there are four double bedrooms and three fully tiled bathrooms. The principal bedroom has its own bathroom with an oversized walk-in shower and a dressing room. The second bedroom also benefits from a dressing area and an en-suite shower room.

There is driveway parking to the front and a detached double garage behind the property. The garage benefits from being extension ready with plumbing and electrics pre installed.

Location

North Hinksey Village lies about two miles to the southwest of Oxford and benefits from The Fishes public house, renowned for its fantastic food and picturesque garden, a local Church of England primary school and the highly rated Mathew Arnold Secondary school. A small parish Church dedicated to St. Lawrence, which dates back to the 12th century can also be found in the village. The local centre at Botley has recently been redeveloped and provides a good range of shops and restaurants; there is a variety of supermarkets including a Waitrose on Botley Road.



There are various shortcuts to the city centre from the village, including the popular commuter route "Willow Walk", which provides access from the west to the city's extensive shopping and recreational facilities. In addition, there is the newly refurbished multi million pound mainline station providing regular train service to London Paddington. The A34 is close by, providing access to the M4 and M40 and motorway network.

Property information

EPC: B

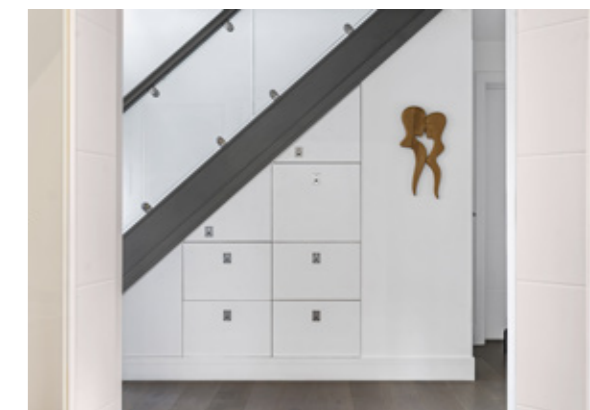
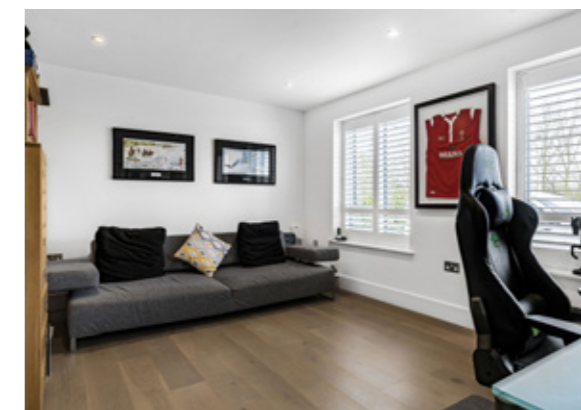
Local authority: Vale of White Horse

Tenure: Freehold

Council Tax Band: G

Viewings

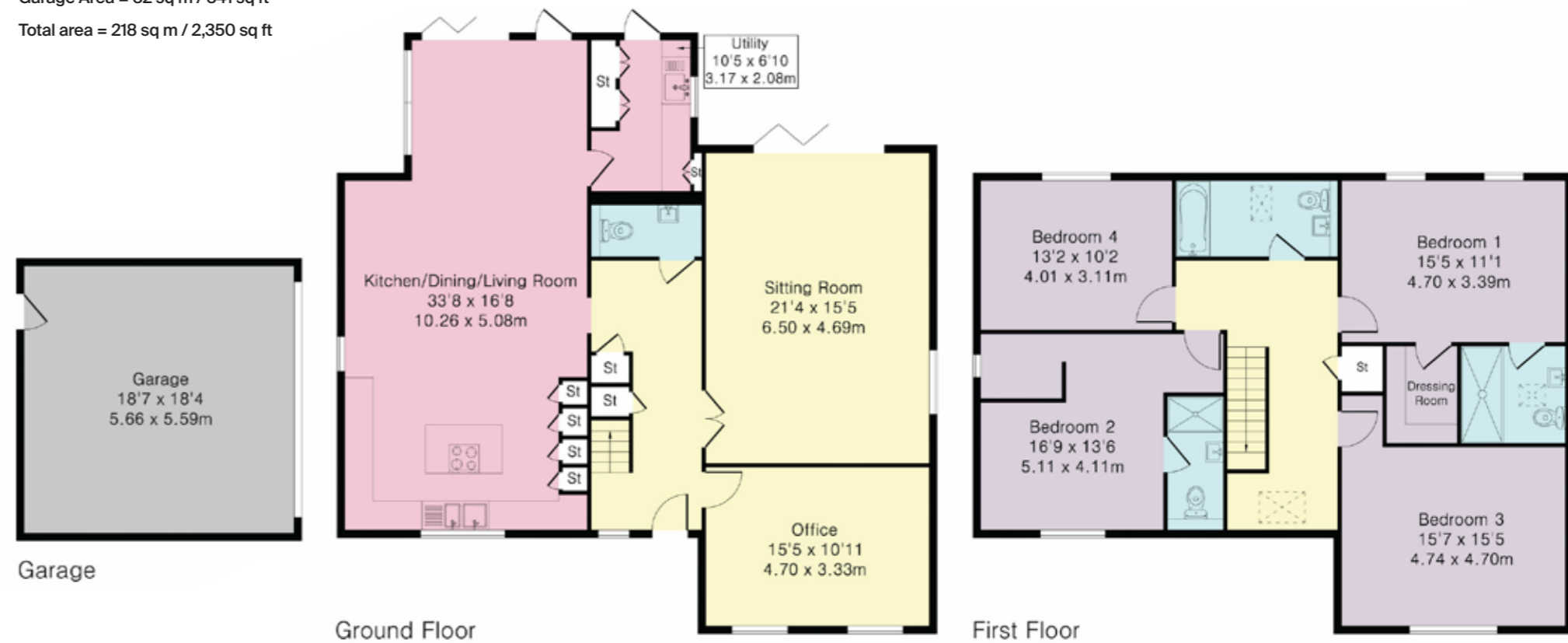
By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area
 Ground floor = 119 sq m / 1,283 sq ft
 First floor = 99 sq m / 1,067 sq ft
 Garage Area = 32 sq m / 341 sq ft
 Total area = 218 sq m / 2,350 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.



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