

# Kingsbrook House

Harberton Mead, Oxford







A truly exclusive detached home in one of  
Oxford's most desirable locations.



Summary of accommodation

Main House

**Ground Floor:** Kitchen/breakfast/dining room | Living room | Sitting room | Utility | WC  
**First Floor:** Principal bedroom with a balcony and en suite | Three further bedrooms, two with en suites | Family bathroom  
**Second Floor:** Two bedrooms, one with an en suite

Garden and Grounds


Garage




# Situation

(Distances and times are approximate)

This is a rare opportunity to own a luxurious and spacious home in a location that perfectly combines privacy, convenience, and exclusivity.

 Kingsbrook house occupies one of the most sought-after locations in Oxford, close to top schools such as Magdalen College and Headington Rye, with Oxford High and the Dragon school short bike rides away and also within easy walking distance to the renowned John Radcliffe Hospital, and offering easy access to the city centre.

 The Marston cycle path, which runs through picturesque water meadows and University Parks, provides a pleasant walk or cycle ride into the heart of Oxford.



# The Property

Nestled in a private, tree-lined road, Kingsbrook House is an exceptional and immaculate family home offering an enviable blend of modern luxury, convenience, and privacy.

Built in 2016 by the renowned Rectory Homes, this stunning property spans approximately 4,800 square feet and is arranged over three thoughtfully designed floors, showcasing the very best in high-specification living.

The heart of the home is an expansive open-plan kitchen and dining area, ideal for family gatherings and entertaining. The kitchen is equipped with top-of-the-range appliances and there is underfloor heating throughout the ground floor.

The luxurious principal bedroom suite has a beautifully appointed en-suite bathroom, and a generous dressing area. The remaining bedrooms are all generously proportioned.

















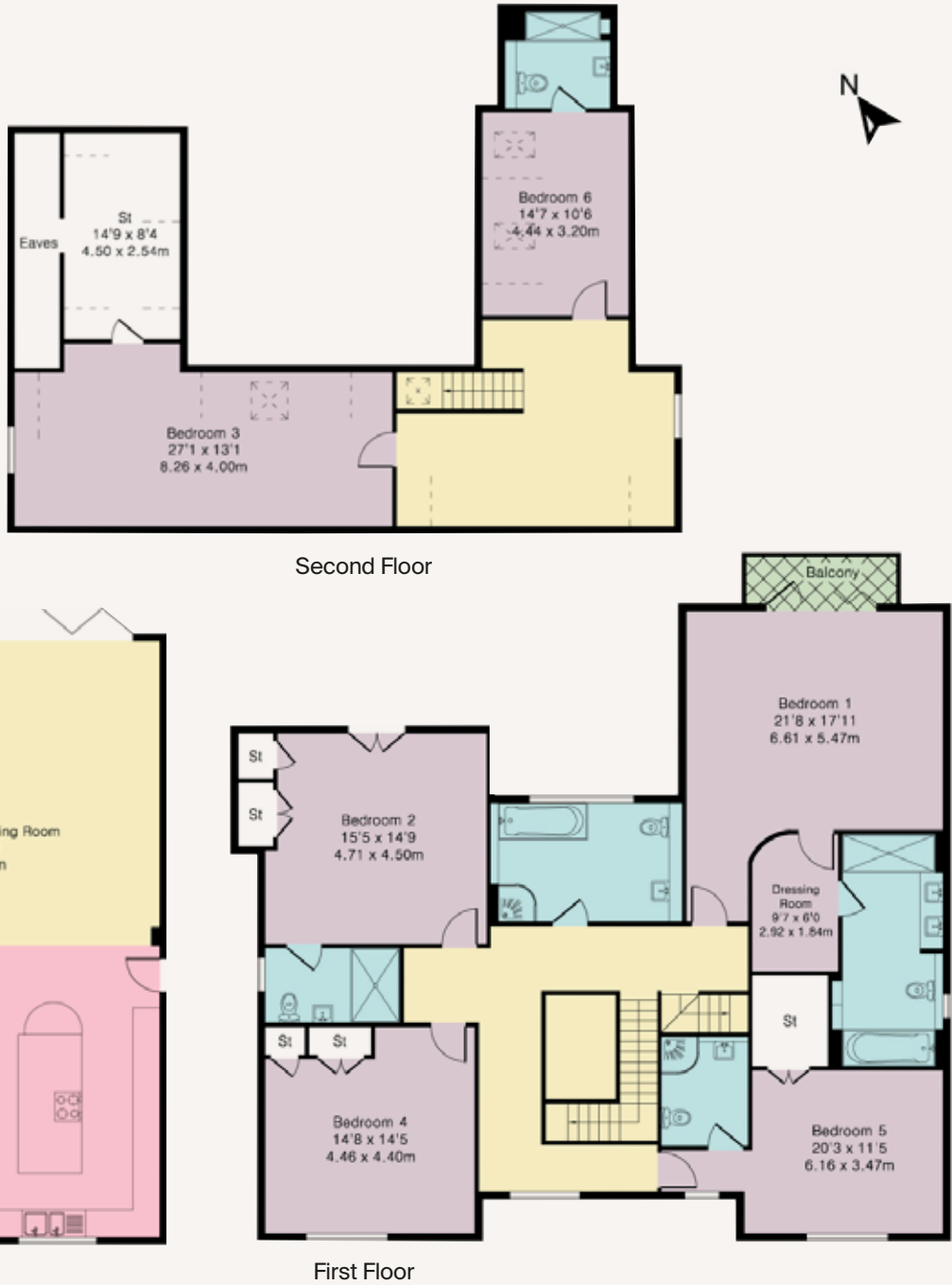




FLOORPLAN

Approximate Gross Internal Floor Area  
Ground Floor = 162 sq m / 1,744 sq ft  
First Floor = 157 sq m / 1,695 sq ft  
Second Floor = 85 sq m / 915 sq ft  
Garage = 36 sq m / 385 sq ft  
Total = 440 sq m / 4,739 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.



Outside

Set in a private position, the home is approached via electric gates, leading to an extensive driveway with ample parking. A double garage block with a log store adds further convenience. There is a good sized landscaped rear garden to the rear.

Property Information

**Tenure:** Freehold

**Local Authority:** Oxford City Council

**Council Tax:** Band G

**EPC:** E

**Postcode:** OX3 0DB

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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