



## OLDWELL ROAD




Headington, Oxford, Oxfordshire, OX3 9GE





STUNNING AWARD-WINNING AND ENERGY  
EFFICIENT MODERN HOME WITH LANDSCAPED  
GARDENS IN A CONVENIENT LOCATION  
ON THE EDGE OF THE CITY.

On the doorstep of the City a spacious and beautifully designed award-winning contemporary detached home with energy efficient credentials, positioned on a spacious plot with landscaped gardens front and back.

			EPC
5	3	2	B

Local Authority: Oxford city council  
Council Tax band: G  
Services: TBC  
Tenure: TBC



# DESCRIPTION

The property is found in an easily accessible and convenient location on the edge of the city at the recent landmark Mosaics development, built by highly regarded developers Hill. It directly overlooks Linear Park, a well-kept green space with paths and a lake, perfect for relaxation, exercise and wildlife spotting. From here, public footpaths lead directly into the countryside. Covering over 3,200 sq ft, the property is built on three levels and has high ceilings throughout. To the ground floor is an entrance hall, front study, W/C, utility room, garage access and an exceptionally light, spacious and airy open plan kitchen/dining/family room with two sets of bifold doors opening onto the garden. There is also a separate living room with a wonderful walk out terrace found on the first floor (perfect for entertaining), along with three double bedrooms and two bathrooms. On the top floor are two further double bedrooms, one of which an impressive master suite with bathroom and walk in dressing area. Ample storage can also be found on the top floor in the form of a large loft room with level access. The property benefits from a very high spec, including solar panels and underfloor heating on all floors with individual thermostatic controls to every room.







## LOCATION

The property is located on the edge of the city in a recent landmark development built by the highly regarded developer 'Hill'. The location benefits from green spaces, peaceful ponds designed for relaxation and wildlife spotting, and a network of walking and cycling routes nearby. The amenities of Headington and Summertown are nearby, including Waitrose, M&S and Sainsbury's supermarkets, banks, restaurants and a selection of artisan coffee shops and delicatessens. The house is also close to the John Radcliffe Hospital. London can be accessed by rail from Oxford Parkway or Oxford City Stations and by road/the M40, a short drive away. An Oxford Coach Service runs to London Victoria, Heathrow and Gatwick airports with pick up points on the nearby London Road.. Oxford offers an extensive range of schools, both state and private, for all ages, including Magdalen College School, Headington Rye, Dragon, Lynams, Summer Fields, Cherwell and Wychwood.



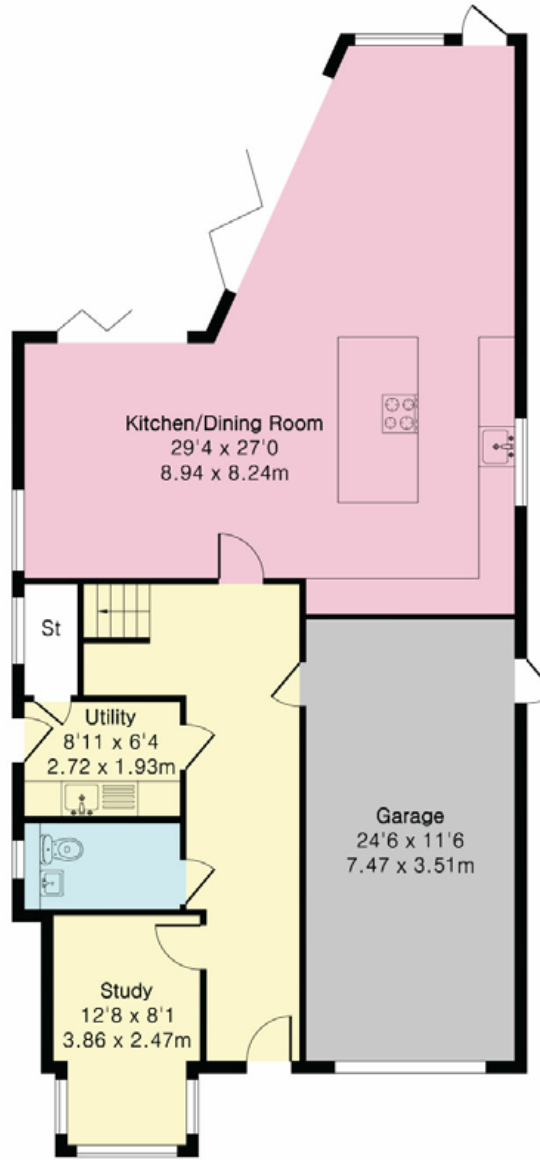


## OUTSIDE

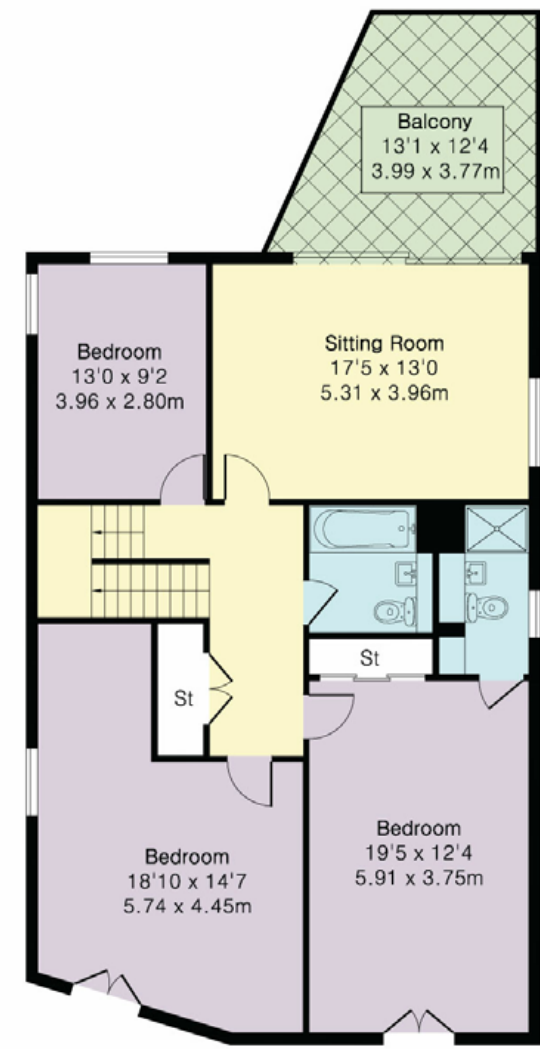
The front of the property is pleasantly landscaped with off-street parking for two cars. There is also a spacious garage with remote control doors. To the rear is a landscaped garden with side access.



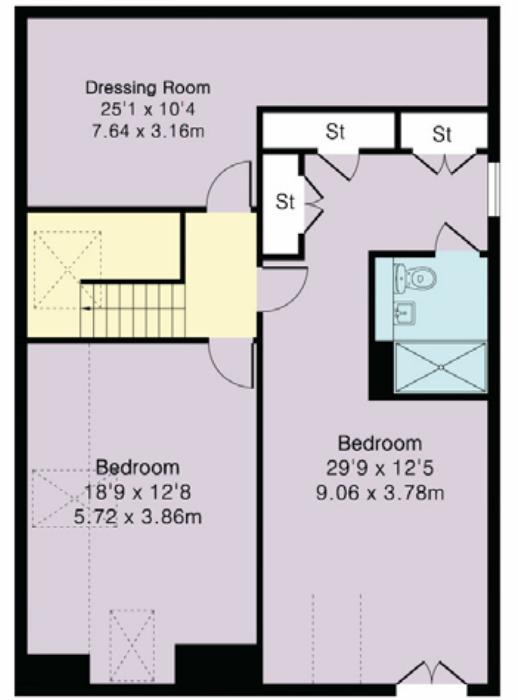




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
Main House = 285 sq m / 3,062 sq ft  
Garage = 26 sq m / 280 sq ft  
Total Area = 311 sq m / 3,342 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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