



WATCH HILL

Headington, Oxford



A CHARMING FAMILY HOME DATING FROM 1937 WITH LOVELY GARDENS, LOCATED ON THE OUTSKIRTS OF HISTORIC OXFORD.

This beautifully positioned house sits in around
7.56 acres in a prime rural location close to Oxford

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6	5	4	E
			

Tenure: Freehold
Services: Mains electricity and water, air source heat pump and oil-fired central heating, private drainage.
Local Authority: South Oxfordshire District Council
Council Tax band: G
Directions: <https://w3w.co/gone.good.sting>

LOCATION

Watch Hill enjoys a glorious, elevated position on the outskirts of Oxford, overlooking the ancient Brasenose Woods. The neighbouring Shotover Park, is a protected nature reserve extending to around 290 acres of woodlands, fields, and hidden valleys, to the east of Headington. The park is accessible for riding, walking, and general recreation. The property's proximity to the A40 and junction 8 of the M40 makes it extremely accessible to London, Heathrow, and the north. There is a regular train service to London Paddington and Marylebone from Oxford centre, and from Oxford Parkway, with a regular service to London Marylebone taking from around 77 minutes.

The house is well positioned to take advantage of the excellent schools in the area, including St. Helen and St. Katharine, Abingdon, Radley, Cothill and Chandlings, as well as The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood and Oxford High School in Oxford.

There is direct access to Headington, which offers a wide selection of everyday shopping facilities, as well as the universities and hospitals without needing to use the Oxford ring road, while Oxford city centre is only around 3 miles away. Shotover Park bridleways and cycleways are also adjacent to the property.









THE PROPERTY

“Watch Hill, built in 1937 by Professor Gordon Bourne Dobson, is a distinguished family home situated in an elevated position on the edge of Oxford.

Accessed by a long gravel drive through electrically operated gates, the house is set in beautifully secluded and private grounds, abundant with wildlife including deer, owls, pheasants, and kestrels.

Watch Hill offers well-laid-out accommodation spread over three floors. The elegant, well-proportioned principal reception rooms are excellent for entertaining. The house has a newly fitted kitchen/breakfast room, ideal for everyday family living. There is also a large drawing room, a former dining room now used as a study, and a conservatory. There is also an indoor swimming pool with a sauna, a former squash court which has been converted into a games room, a wine cellar and a separate home office.

On the first floor, there is a principal bedroom suite with an en suite bathroom, a guest bedroom suite with an en suite bathroom, a further bedroom, and a family bathroom. The second floor comprises two additional bedrooms and a separate family bathroom, as well as good storage and an independent staircase to the ground floor.

Professor Dobson, an Oxford academic renowned for his innovative work in atmospheric science, constructed Watch Hill as both a home and a laboratory. His laboratory at the property—a substantial brick building with two workrooms and provisions for zenith sky observations—was equipped with a well-appointed workshop. While the building remains, Professor Dobson’s equipment is now housed in the Science Museum in London.

Planning permission has been granted for a large refurbishment of the house. Further information can be obtained from the vendor’s agent.“



OUTSIDE

Watch Hill is set in extensively landscaped gardens and grounds, with woodland comprising a variety of mature trees, woodland walks, glades and the old observatory building. The property also has a courtyard of useful outbuildings, including five stables, a tack room, two garages, woodshed, machinery store, and greenhouses. Within the grounds there is a productive kitchen garden, a tennis court and a lovely pond, which all further enhance the property's appeal.

We would be delighted
to tell you more.

William Kirkland
01865 790077
william.kirkland@knightfrank.com

Knight Frank Oxford
274 Banbury Road
Oxford, OX2 7DY

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Country Department
55 Baker Street
London, W1U 8AN

knightfrank.co.uk

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