



Oliver
James



Grange Court, Botley, Oxford, OX2 9BJ

£795,000

Description

Individual attached family home offering over 2500 sq ft of living space in this small select close on the western edge of Oxford close to Cumnor Hill with easy access to the City centre and the A34 and A420 road system.

The property offers four double bedrooms with the option of a fifth bedroom on the ground floor and sits quietly in the close of 10 homes and next to the original Dean Court farmhouse.

The spacious welcoming reception hall gives access to the ground floor rooms which include a spacious double aspect sitting room, cloakroom, kitchen/breakfast room, flexible study/bedroom 5 and dining room which leads into the conservatory.

On the first floor the bedrooms all benefit from built-in storage with the principal bedroom having an en-suite plus there is the family bathroom. Central heating is gas to radiators and the property has double glazing.

Outside there is driveway parking, an integral double garage and side access leading to a small side garden and generous rear garden which is a private and enclosed.

Grange Court is on the site of Dean Court





Farm with the original farmhouse dating from the 1600's still present, 6 Grange court is built on the footprint of one of the original barns. The site was converted into residential dwellings in the mid 1980's.

Location

The property on the Western edge of Oxford close to Cumnor Hill and is circa two miles from the City Centre. The hill is flanked by mature woodland which provides an almost rural backdrop to the area and one which is home also to a good deal of wildlife. The perfect combination of suburban life with the exciting urban culture of Oxford's city centre. To the bottom of Cumnor Hill is the recently built Westway which is a modern and fashionable new development with public piazza, shopping centre restaurants and cafes. The area is also well served by an array of facilities including a doctor's surgery, Sports Centre, dental surgeries, library, Post office and Waitrose store.

As well as being close to Oxford, Botley is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in c. 52 minutes.

There is a wide range of highly regarded private and state schools and within reach including The Dragon, Oxford High, Magdalen College, St Edwards, Headington, Matthew Arnold, Abingdon, The Manor, Chandlings Manor, St Helen and St Catherine's and the Europa school.





Grange Court, OX2

Approximate Gross Internal Area = 244.9 sq m / 2636 sq ft
Garage = 27.5 sq m / 296 sq ft
Total = 272.4 sq m / 2932 sq ft
Garden / Driveway Area = 542.4 sq m / 5838 sq ft

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For further information, please contact:

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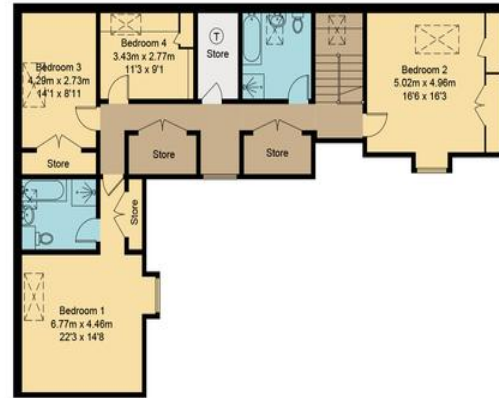
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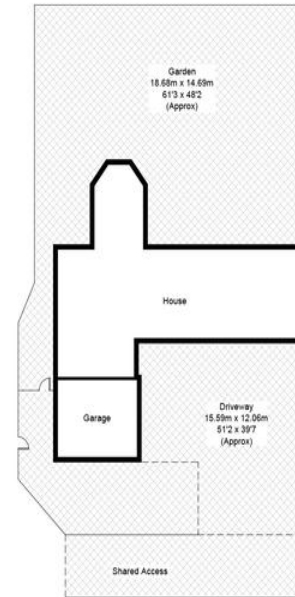


Ground Floor

Reduced headroom below 1.5m / 5ft



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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The property is Freehold and has mains gas, electricity, water and drainage connected. The EPC rating is C and the Council tax is band F with the Vale of White Horse DC. Restrictive covenants are on the property, ask the agent for details.

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