



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Four Bedroom Detached Home – £650,000

Shotover Kilns, OX3 8ST



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# Description

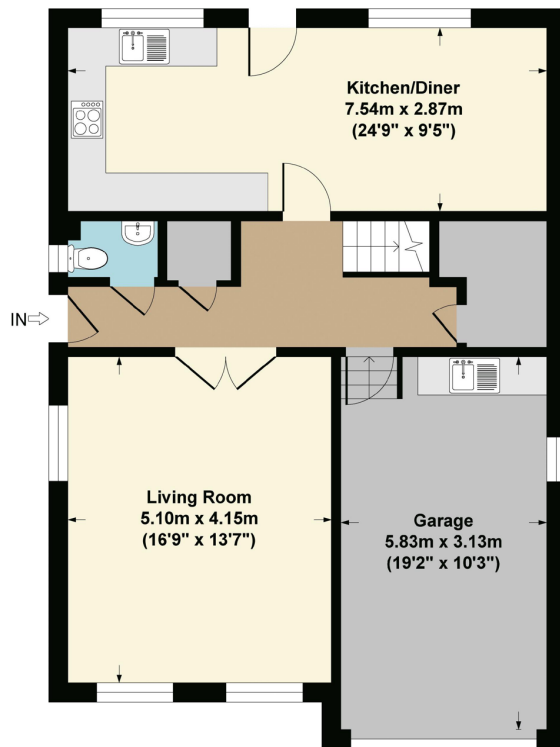


This generously proportioned four-bedroom detached house is enviably located on a quiet no-through road close to Shotover Park. Situated on a split-level plot and benefitting from an integral garage that could be converted to provide further ground floor accommodation if required, it offers flexible accommodation with the potential to remodel and further extend. The entrance hall gives access to each of the ground floor rooms. To the right, paired glazed doors open into the elegant dual-aspect sitting room, while to the left is the kitchen/dining room. From here a further glazed door opens on to a spacious south-facing balcony extending across the full width of the house, and which overlooks the garden below. Returning to the hallway, a further connecting door provides access to the integral garage, currently used as a utility room, and completing the ground floor accommodation is the downstairs cloakroom. On the first floor are four good-sized bedrooms, including master bedroom with en suite, and the family bathroom.

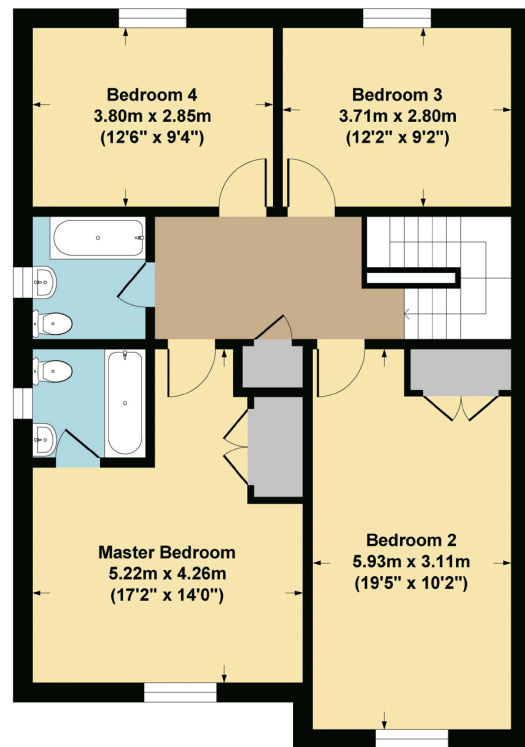
Externally there is driveway parking for several vehicles, and the house benefits from an electric vehicle charging point to the front of the property. The enclosed and private rear garden lies below the main body of the house and is currently laid to gravel, but provides a sheltered space in which to create a delightful garden for those with green fingers. Additionally, owing to the hillside nature of the plot, there is a sizeable undercroft beneath the balcony, which provides useful space for storage or, potentially, to create an additional lower level room. Location: Headington is one of the most sought-after districts of Oxford, with a number of outstanding schools, a bustling high street offering a range of shops and restaurants, as well as numerous parks, a golf course and the nearby Shotover Park itself with close to 300 acres of woodland and open spaces.

- Four Bedroom Detached House Close to Shotover Park
- Split-level Plot With South-Facing Balconied Decking Area
- Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Master Bedroom with En Suite

# Floorplan



GROUND FLOOR



FIRST FLOOR

**SHOTOVER**  
**APPROX. GROSS INTERNAL FLOOR AREA 159 SQ M / 1707 SQ FT**

## Additional Information

### EPC

Current – C  
Potential – B

### Council Tax

The Property is in council tax band F.

### Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

### Handling Agent

Alistair Redhouse is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Alistair directly on the details on the next page and he will be happy to help.

### Opening Hours

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

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