



Kempsford House
Cumnor Hill | Oxford | Oxfordshire | OX2 9HY

KEMPSFORD HOUSE

Kempsford House is a deceptively spacious six-bedroom luxury family home. One of just four luxury properties within this exclusive development, it offers a private and rarely available location, conveniently placed for access to Oxford schools, and wider afield via the train station. Comprising of a principal bedroom suite with full bath/shower ensuite and a fully fitted dressing room, in addition there is a guest suite, with two further double bedrooms both with built in wardrobes served by a separate luxury full family bath and shower room. The galleried landing is a light and open space with tall half landing window, affording lots of natural light to flood through. Two further large bedrooms to the second floor one with ensuite shower make this property very flexible for a large or multi-generational family.



OVERVIEW

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Properties with a second floor are often top heavy, but this is certainly not the case with Kempford house. The ground floor space is well balanced with a spacious double aspect drawing room with stone fireplace and hearth, bi fold patio doors opening to terrace and garden. Two pairs of double internal doors give access to both the formal dining room and the most impressive open plan kitchen, living, breakfast room. This space, with its modern kitchen, built in Siemens, Fisher & Paykel, and John Lewis appliances, marble worksurfaces and breakfast bar unit create a central focus for the ground floor. Alfresco patio dining is also possible via bifold doors and patio doors leading to the rear terrace and garden.

In addition, there is a study which is located adjacent to the double garages but should further ground floor accommodation be desired there is potential to use the garages, subject to planning and all building regulations being sought, to increase accommodation. There is a utility/laundry room with cupboards, sink, plumbing for washing machine and Vaillant central heating boiler. There is access externally to the garage, garden and front drive along with a modern cloakroom to complete the ground floor accommodation.

The property lies within a select and individual development constructed in 2008 by Rectory Homes and has a shared brick paved driveway from the highway. Kempford House lies to the rear right-hand corner of the overall development, and this property was the show home when initially sold in 2008. It is further from the entrance and road and is tucked into a private corner of the development. The property has a brick paved driveway which has ample parking for two large vehicles in front of the garages, but with some easy re modelling, a further additional parking area could be created. The double garage has two electric doors and a pitched roof, with light and power. There is gated pedestrian access around the side of the garage and house to rear garden.

The garden has a raised terrace running along the rear of the property with central steps down to lower lawns which are enclosed within closed boarded fencing (safe for animals). The orientation of the rear garden is to the north west allowing evening sun into the garden. The property has been well fenced and offers an extremely private environment.

This property is located ideally for both Oxford centre and access to the beautiful Oxfordshire countryside alike. Being only 2.4 Miles and a 6-minute journey to the Oxford train station for both Paddington/ Marylebone. There is a good access to the A34 leading to both the M4 and M40 motorways. The sailing club at the Farmoor reservoir is just 3.5 miles out of Oxford and offers a great sailing and water sports experience for keen enthusiasts. Although this property is 15 years old it is presented in an excellent condition throughout, with underfloor heating and radiators to first and second floors. It has recently been decorated, the carpets are like new, this home has been exceptionally well maintained having been owned from new by the current owners. This home is ready for immediate occupation.





SELLER INSIGHT

“ We have enjoyed living here because it offers easy access to public transport, schools, shops, and is low maintenance, spacious but cosy. We have forever memories of great parties, including the many celebrations associated with our daughter’s wedding. This has been a beautiful home for us - it is where our two kids became adults. Their grandmother loved living here because it is green, safe, secluded and has no step access. In the summer she spent many afternoons and evenings on the patio. A great family home for people with busy lives. ”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









GROUND FLOOR

A recessed canopy porch entrance to front door with recessed light. Upon entering the hallway there is an immediate sense of space and natural light with a tall half landing window, and the complimentary light-coloured tiled flooring. There is ground floor underfloor heating, with radiators to first and second floors. There is an alarm control panel wall mounted and several thermostat control panels throughout the home. A bespoke staircase with natural hardwood handrails and newel posts and painted balustrades is an attractive feature together with the tall half landing window affording lots of natural light into both the hall and landing above. There is a full height under-stair storage cupboard with electricity consumer boxes and storage space. The quality solid internal doors and furniture, higher skirting and cornice give a quality feel throughout the property. Doors lead from the central entrance hall to all ground floor rooms.

Double internal doors lead through from the entrance hall to one of the most popular rooms in the house, the impressive open plan kitchen, living, and breakfast room, this is fitted with fully tiled floor and modern kitchen, with base and wall cabinets and marble counter tops with single stainless-steel sink and drainer with grooved countertop drainer. There is a large breakfast bar with space for stools for morning coffee. Lighting is provided with a combination of recessed ceiling lights and wall lights. The kitchen is well appointed with integrated appliance, including Siemens coffee machine, a countertop level oven/microwave, a further low-level oven and five burner gas hob with Elicia chrome chimney style extractor above. Plus & Fisher & Paykel American fridge freezer and Integrated John Lewis dishwasher. Bi fold doors to one side of the room allow direct access to the terrace to the rear where afternoon sun and evening drinks can be enjoyed, a further pair of patio doors to the other side of the room also access the terrace. In addition to the double internal doors from the entrance hall, another pair of double doors lead through to the very spacious drawing room, and a single door offers more direct access to the utility room with sink, cupboards and Valliant central heating boiler. There is a further external door to rear with spaces for washing machine, and tumble dryer or addition undercounter fridge. Off the entrance hall is a modern cloakroom.

The grand drawing room is a fabulous place to relax and entertain with stone feature fireplace and hearth and gas insert fire. With further quality deep skirtings and cornice, together with chrome switch plates, sockets and wall lighting, this room affords a special ambience. This is a double aspect room with windows to side and floor to ceiling bi fold doors to the rear terrace and garden with luxury fitted shutters. Two pairs of double internal doors give that extra feel of grandeur with access to both the formal dining room, and kitchen and when both are fully opened provide a fantastic flow to the ground floor living area. The dining room has a window to front and single door to hall, luxury fitted shutters and wall, and central pendant light.

The galleried staircase with painted balustrades and natural wood handrails leads you to a spacious landing, with wall lighting, and stairs to second floor. There is a very large walk-in linen cupboard with double doors for laundry and sheets with shelving, and a separate boiler room with an extra-large tribune pressurized water storage tank, plus storage space. From the galleried landing you have views through the floor



FIRST FLOOR

to ceiling half landing window. There are four spacious double bedrooms on this floor, beginning with the principal luxury bedroom.

This has grand proportions, with a Juliet balcony overlooking the rear garden, luxury fitted shutters, radiator, central pendant light fitting, and door to full bathroom suite with tiled floor comprising fully tiled double shower. It also has half-tiled walls, large vanity unit and sink with mirror above, bath with side fill and handheld shower attachment, plus WC with chrome ladder heated towel rail. This room has something which many will desire, with floor to ceiling bespoke shelving, drawers, and a series of hanging rails for garments and shoes.

There is a further guest bedroom ensuite with shower room with tiled floors and half tiled walls, vanity unit, shaver point, and mirror with light, low level WC and chrome heated ladder towel rail. Triple built in wardrobes and radiator.

There are two further double sized bedrooms one with a two double built in wardrobes and the other with a double built-in wardrobe, both with windows with luxury fitted shutters, and radiators. These two bedrooms are well served by a well-appointed family bathroom with tiled floor, and half tiled walls, window opaque to side no shutters. A corner shower cubicle and a vanity unit with mirror and light low-level WC, bath with handheld shower and side filling. Recessed ceiling lighting and chrome ladder heated towel rail.













SECOND FLOOR

Landing with roof light and radiator doors lead to two rooms of similar size both with two Velux roof light windows, and large eaves loft storage spaces, the room to the left has an ensuite with double shower with tiled floor, and half tiled walls. Vanity unit sink, and low-level WC, and chrome ladder style heated towel rail. The other room could be a large bedroom six or if this is not required would lend itself to many other uses (such as multi shared office, cinema media, or living room). Plus, with the adjacent ensuite to bedroom five, the top floor could easily become a self-contained top floor teenager living space.



OUTSIDE

The property is approached from Cumnor Hill road, the property lies within a private and individual development constructed in 2008 by Rectory Homes and has a shared brick paved driveway from the highway. Kempsford House lies to the rear right-hand corner of the overall development, this property was the show home when initially sold in 2008, and benefits from its location being set behind another property and is also further from the entrance and road. which has ample parking for two large vehicles currently in front of the garages, but with some easy re modelling additional parking areas could be created where currently there are planted shrubs, and borders. The double garage has two electric doors and pitched roof, light, potential attic storage and power. A pedestrian door from the rear side of garages allows you to enter from the side of the property, there is gated pedestrian access to side of the garage, which leads around the rear of garage, and in turn to side of property giving utility room access and onward to rear garden.

Garden

The rear garden is split into two levels, with a raised terrace running across the entire rear of the property allowing access directly from the drawing room, and open plan kitchen through the bi fold doors, this area is paved and gravelled benefitting from the afternoon and evening sun, with space for dining, and relaxing. Central steps lead down to the large lower lawned area with mature trees, there are closed boarded fences providing secure boundaries for children and animals making a safe environment.



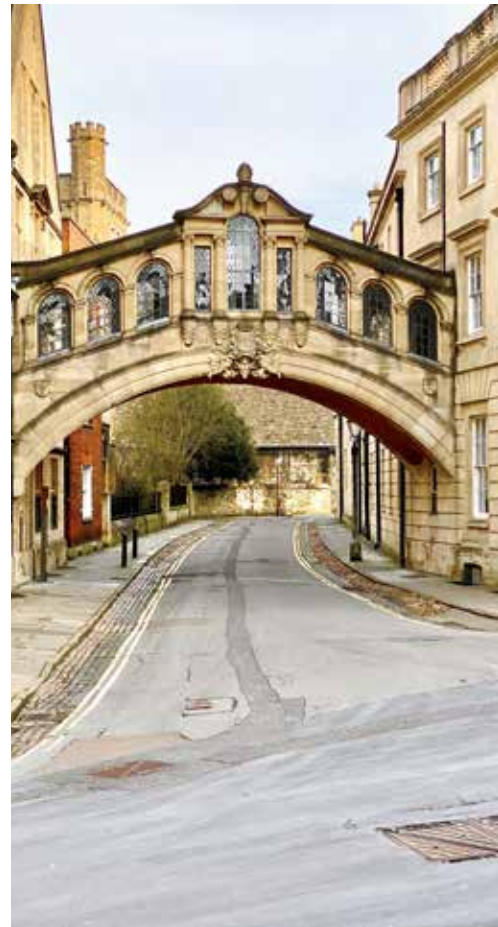


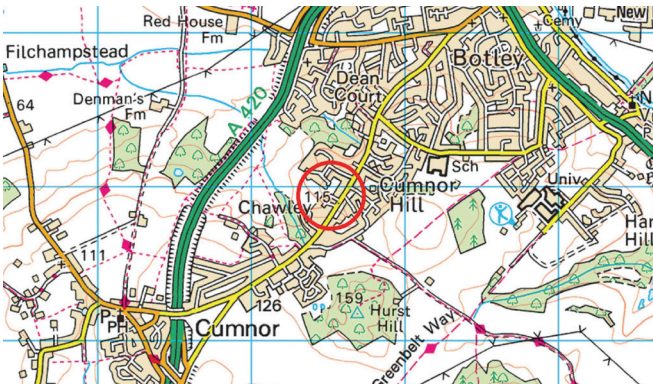
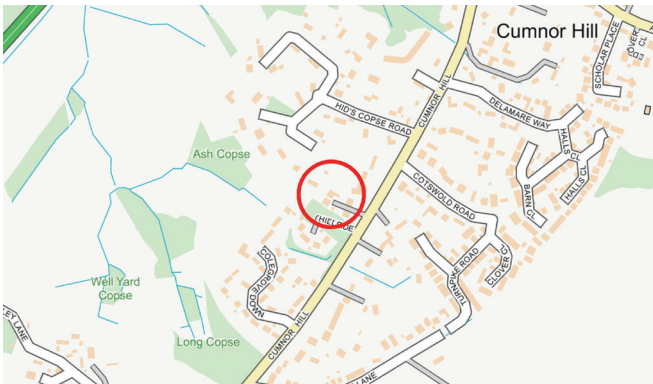
LOCATION

Attractively positioned in a quiet, private, no-through road exclusive development off Cumnor hill, a short walk from protected woodlands. Cumnor Hill is a sought-after residential area just 2.4 miles to the west of the centre of Oxford City in a privileged elevated position. Being known as a University City it prides itself on the strength of its education offered at all levels. With excellent state and private schooling within easy reach, considered to be some of the very best schools within the UK. In addition, Oxford offers comprehensive shopping and historic buildings, with the river Thames passing through. Nearby sports facilities include sailing and water sports, tennis, bowling, swimming, and many cricket and football sports grounds and the prestigious 54 holes of Golf at nearby Frilford Heath. Oxford offers many museums including Ashmolean and Pitt Rivers and has its own theatre and playhouse featuring many London shows and global music acts. As well as its more recent multi-million-pound Westgate shopping centre. The nearest adjacent town being Abingdon upon Thames is 6.6 miles to the south and a simple 13-minute drive, where you can find plenty of additional restaurants, pubs, river walks and the 9th century Abbey grounds.

Oxfordshire's independent schools
Cothill, Manor School Abingdon, Cokethorpe, Chandlings Manor Preparatory School, Abingdon Preparatory School, St Hugh's School

Oxfordshire's independent senior schools including
Abingdon Boys School, St Helen & St Katherine, Our Lady's convent, Radley, St Edwards, Magdalen College School, and The Dragon School. Specialist schools for Dyslexia & related learning issues The Unicorn School Abingdon, and Mabel Pritchard Oxford





INFORMATION

Services & Information

Electricity supply consumer trip units downstairs, the meter is inside Garage.
Gas meter inside garage
Vaillant Boiler installed more recently still has 8 out of 10-year guarantee remaining.
Water meter is near highway. Stop cock under sink.
Mains Drainage
Alarm under stairs control unit. Alarm code pad on wall inside front door.
Gas & Electric approx. £200 pm Water approx. £50 pm. 2023 December.
BT point, Sky Dish and Broadband.

Road & Rail

There is good road access to London & Birmingham via M40, Reading & Bristol via M4 and Swindon. A34 to Bicester Village shopping.

Distances by Road

Oxford 2.4 miles, Swindon 27 miles, Reading 28 miles, Burford 17.9 miles, Bicester 14.9 miles, Cirencester 39 miles, Bath 66 miles, Bristol 69 miles, London 63.8 miles
Airport by road.
Birmingham Airport 66.5 miles 1hr 9 mins, London Heathrow 51 miles 55 mins.

by train:

Oxford to Paddington 52 mins, Marylebone 1 hr 20 mins.

Tenure

Freehold

Council tax band G

Local Authority

Vale of the White Horse District Council.
Abingdon 135 Eastern Avenue, Park drive, Milton, Abingdon OX14 4SB

Viewing Arrangements

Tenure

Freehold

Local Authority

VOWHDC

Council tax band: G

£3,718

Viewing arrangements: Strictly via sole agents Guy Simmons Fine & Country Oxford

Tel 0778927516 or guy.simmons@fineandcountry.com

Website:

For More information visit www.fineandcountry.com/uk/oxford

There are covenants and restrictions in place, please speak to the agent for further information.

Opening hours:

Monday to Friday

9.00am - 5.30 pm

Saturday

9.00am - 5.30 pm

Sunday

by appointment

Approximate Gross Internal Area 3863 sq ft – 359 sq m
 Ground Floor Area 1868 sq ft – 174 sq m
 First Floor Area 1400 sq ft – 130 sq m
 Second Floor Area 595 sq ft – 55 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.07.2022





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
07789 275716
guy.simmons@fineandcountry.com

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

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