



Oriel House  
Yarnells Hill | Oxford | OX2 9BG

# ORIEL HOUSE

*A stunning new home combining panoramic Oxford views with  
modern luxury and cutting-edge eco design.*





This striking new residence, designed and built by Sweetcroft Homes, represents a rare opportunity to own a property that blends cutting-edge efficiency with timeless style. Perched in an elevated position on Oxford's sought-after western edge, the home enjoys sweeping views of the city skyline and surrounding parkland while offering easy access to both city and countryside.

At almost 3,800 sqft across two floors, the house has been thoughtfully planned to adapt to a variety of lifestyles. The sense of space is immediate upon entering, with light and flow at the heart of the design.

The focal point of the ground floor is the expansive open-plan kitchen and breakfast room — a space created for both family gatherings and stylish entertaining. Flooded with natural light, it offers a seamless connection to the garden, ideal for summer evenings or relaxed weekend brunches. A formal drawing room provides a more intimate setting, perfect for quiet evenings or hosting guests.

Flexibility is key to modern living, and this home delivers. The study on the ground floor offers a dedicated workspace, yet with the benefit of an adjoining cloakroom fitted with a wet-room style shower, it can just as easily serve as a comfortable sixth bedroom or guest suite.

















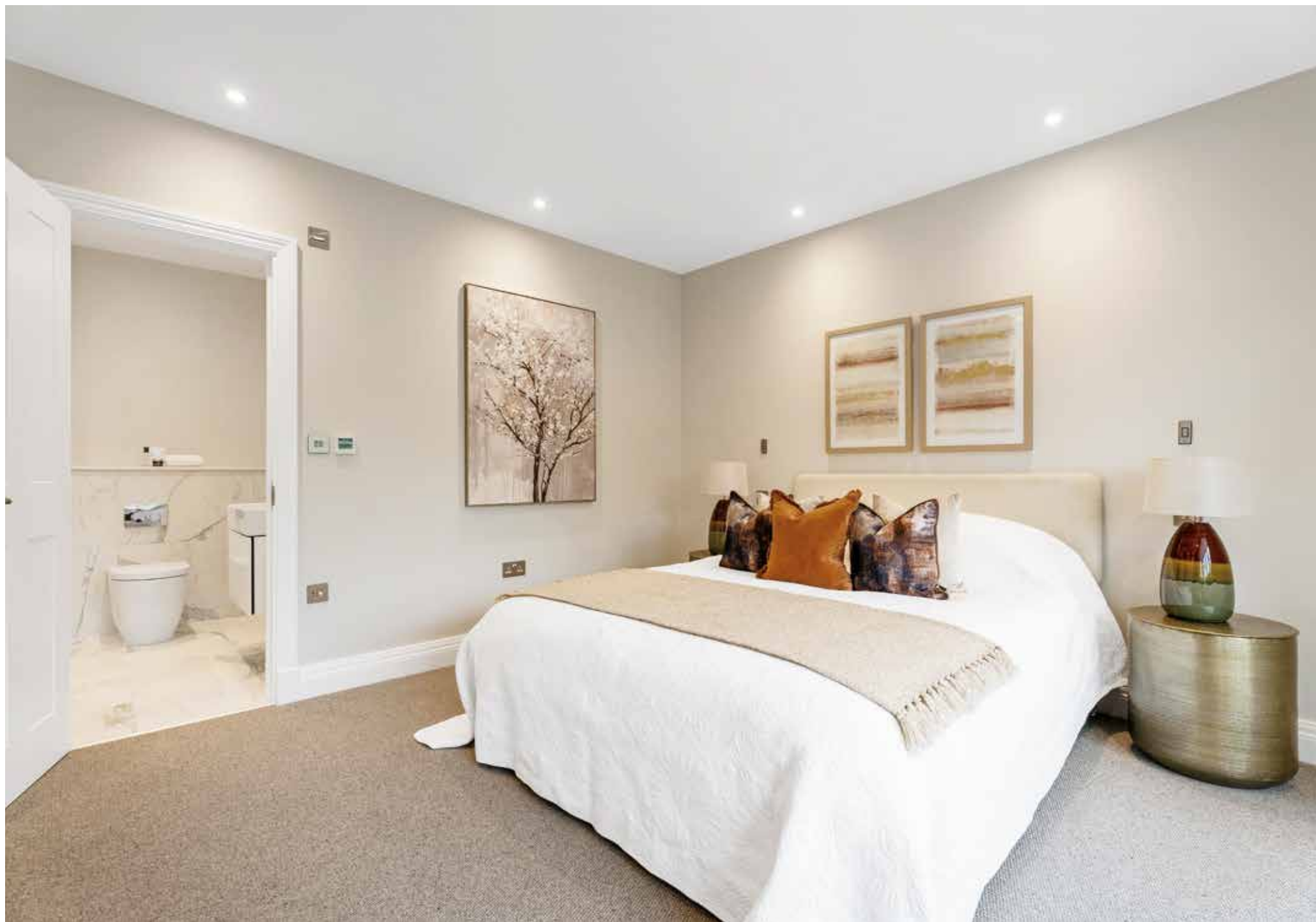






Upstairs, the principal suite is a private retreat, complete with a luxurious ensuite featuring a freestanding bath, and a bespoke dressing room designed with both style and practicality in mind. Two additional bedrooms benefit from their own ensuites, creating comfort and privacy for family or guests, while all rooms are finished to the highest standards.





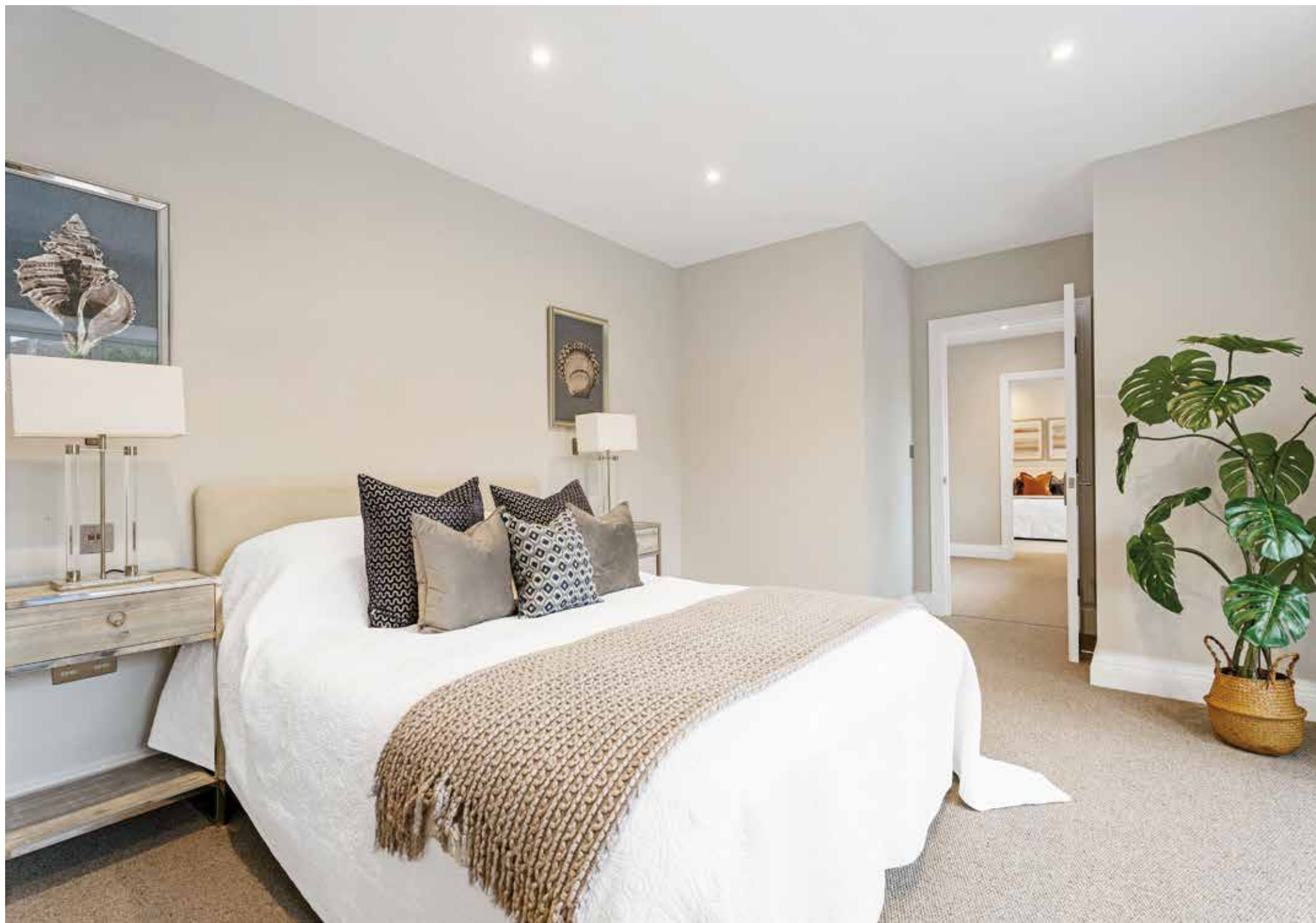














### Sustainability & Technology

This home is not only beautiful but also built with the future in mind. Triple glazing, photovoltaic panels with battery storage, and an air source heat pump ensure excellent energy efficiency, reflected in its A-rated EPC. A solar thermal water heating system and heat recovery technology contribute to low running costs, while CAT 6 cabling and direct fibre optic connection guarantee superfast, secure connectivity in every room.

Additional features such as underfloor heating, an EV charging point, wiring for a security system, and hardwired smoke alarms with backup bring both comfort and peace of mind.







# LOCATION

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Located near the top of Yarnells Hill, the property enjoys sweeping views across Raleigh Park, South Hinksey water meadows, and Oxford's famous dreaming spires.

The property lies just two miles from Oxford city centre, with its restaurants, cafés, museums, theatres and world-famous University colleges.

Families are spoilt for choice with excellent local schools: Oxford offers The Dragon, Magdalen College School, St Edward's and Oxford High School among others, while the highly regarded Abingdon schools are also within easy reach.

Local leisure opportunities are extensive, with walks in Cumnor Hurst Community Woodland, 54 holes of championship golf at Frilford Heath Golf Club, or sailing and watersports at Farmoor Reservoir.

Dining and social life are well catered for, with acclaimed pubs such as the Bear & Ragged Staff in Cumnor, the White Hart in Fyfield, and The Perch in Binsey. Exclusive retreats such as Estelle Manor and Soho Farmhouse are also within easy reach. Shopping is convenient too, with the Westway centre in Botley and Waitrose on Botley Road both nearby.

For commuters, there are excellent road links via the A34 and M40, with Oxford and Oxford Parkway stations providing direct rail services to London and beyond.









# INFORMATION

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## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01865 953244

## Website

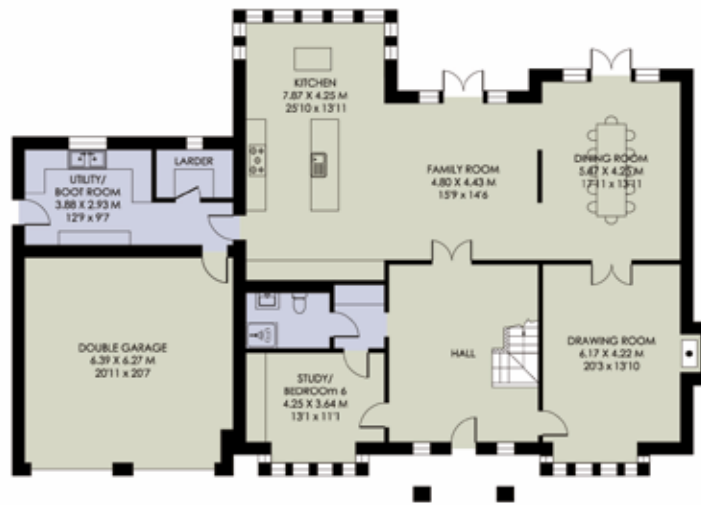
<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents/>

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



# ORIEL HOUSE, YARNELLS HILL, OXFORD, OX2 9BG

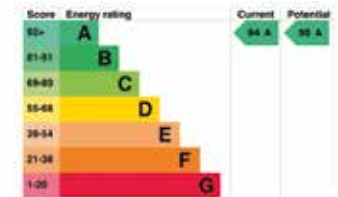


GROUND FLOOR



FIRST FLOOR

INTERNAL AREA: 3861 SQ FT/ 359 SQ M  
DOUBLE GARAGE AREA: 426 SQ FT/ 40 SQ M  
TOTAL FLOOR AREA: 4287 SQ FT/ 398 SQ M



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 02.09.2025







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