



An enticing opportunity

Elmhurst, Harcourt Hill, Oxford, OX2 9AS

Freehold

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Hall • cloakroom • open plan kitchen/dining/family room • study/bedroom 5 • 4 further bedrooms • 2 bathrooms • utility • boot room/small conservatory • garage and parking • extensive gardens.

Local Information

Elmhurst is situated in the favoured area of Harcourt Hill, approximately 2 miles west of Oxford city centre and Oxford train station with good access to the A34 leading to both the M40 and M4. Everyday facilities are available in nearby Botley (currently being dramatically re-developed) and there is good access to the excellent choice of schools in Oxford and Abingdon.

Directions

From Oxford proceed west along Botley Road and under the A34 flyover and then turn left just before Botley shopping centre into Westminster Way. Proceed along and at the end bear right into Harcourt Hill. The property will be seen on the left hand side.

About this property

Elmhurst is a detached chalet style house, originally single storey and over the years it has been extended and modernized to offer versatile living space. There is generous accommodation on the ground floor and, on the first floor, the property comprises two bedrooms and a bathroom. The property sits in a large plot of just over half an acre, is set well back from the road to the front and has a long and private rear garden, all neatly maintained.

Given the location and size of the plot there is scope for development, either with modification of the existing property, or with complete redevelopment by demolishing the existing house and building a new residence (subject to obtaining the necessary planning permission).

The front of the property is enclosed by a private driveway leading to an attached garage and there is a walled front garden which is laid to lawn. The extensive rear garden is laid with terracing, lawn and mature shrubs and trees.

Services

Mains water, gas, electricity and drainage connected.

Tenure

Freehold

Local Authority

Vale of the White Horse District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Viewing strictly by appointment with Savills. Virtual tour available on request.

Particulars

Photographs taken June 2020, brochure prepared July 2021.





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Approximate Area 239.2 sq m / 2575 sq ft (Including Eaves)

Garage 20.8 sq m / 234 sq ft

Total 260 sq m / 2809 sq ft

Including Limited Use Area (9.4 sq m / 101 sq ft)



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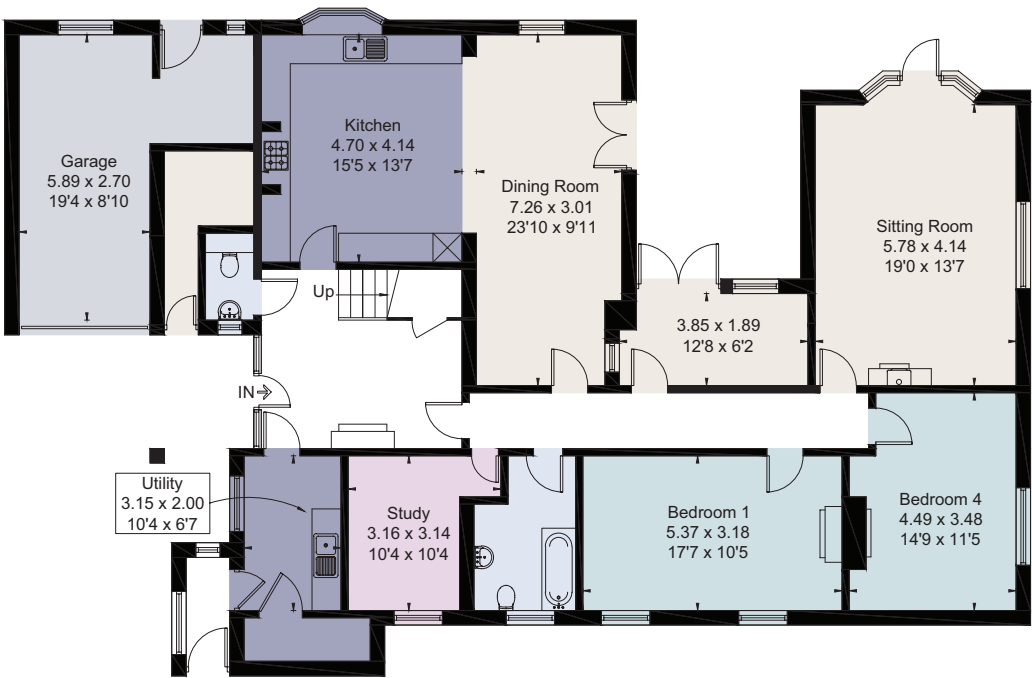
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Ronnie van der Ploeg

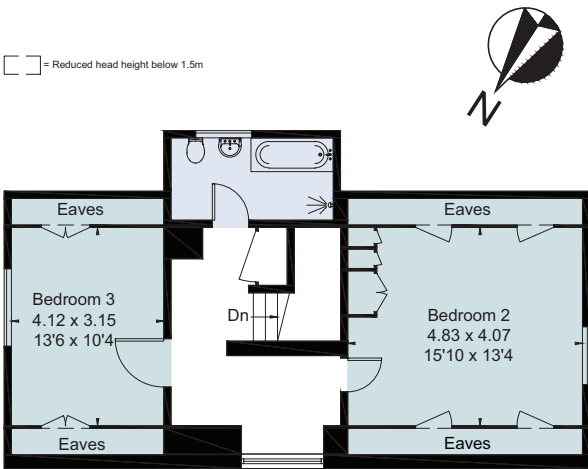
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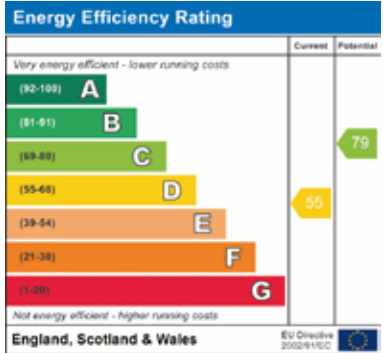


Ground Floor



First Floor

For identification only. Not to scale. © 200615KE



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