

SHOTOVER CLEVE



THE RIDINGS • SHOTOVER • OXFORD





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*An impressive property in a glorious setting with 11 acres of gardens
and grounds adjoining Shotover Park*

West wing – Entrance hall • Drawing room • Sitting room • Family room • 2 cloakrooms
Kitchen • Utility room • Boot room • Second kitchen • 5 bedrooms • 2 bathrooms • Study

East wing – Entrance hall • Cloakroom • Drawing room • Sitting room • Kitchen • Utility
3 bedrooms • Study/bedroom 4 • Bathroom

Self-contained flat with sitting room • Kitchen • 2 bedrooms • Shower room

Outbuildings • Mature gardens and grounds

In all about 11 acres



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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT

DIRECTIONS

From the A40, Headington roundabout, take the second exit to Headington (London Road). After about half a mile, and at the traffic lights to the Old High Street, turn left into Windmill Road, and, at the next traffic lights, turn left into Old Road. Continue up Old Road, and up Shotover Hill and take the right hand turning into The Ridings. The property will be found towards the end of the lane on the left hand side.

SITUATION

Shotover Cleve is situated in a glorious, elevated position on the outskirts of Oxford on the edge of Shotover Park, an area of natural beauty and a protected nature reserve extending to around 117 hectares of woodlands, fields and hidden valleys. The park is accessible to the public for riding, walking and general recreation.

Shotover lies to the east of Headington. Its proximity to the A40 and junction 8 of the M40 makes it extremely accessible to London and the north, and there is a regular train service to London Paddington from Oxford and, from Oxford Parkway, a regular service to London Marylebone.

There is good access to the excellent schools in Headington and Oxford, and Headington offers a wide selection of everyday shopping facilities, whilst Oxford city centre is only 3.5 miles away.

DESCRIPTION

Built in 1926 to a design by the noted architect Oswald Partridge Milne, Shotover Cleve lies in an enviable setting and is complemented by 11 acres of beautiful, mature gardens and grounds. It has only been in the hands of two families since 1926, was requisitioned during the Second World War as a home for blind and partially sighted children, and Lord Clark, the noted British art historian, museum director and broadcaster, lived there for a period after the war. With a floor area of 8450 sq ft, and currently arranged as two adjoining wings, it could suit as either two separate dwellings with two annexes or as an exceptional and substantial family home of much charm and character. The large reception hall to the main part of the house leads to the principal reception rooms, all with high ceilings, and include an impressive drawing room with large fireplace and windows and doors overlooking the terrace and gardens.





There is a welcoming sitting room with fireplace and wood burning stove, together with a separate dual aspect family room. The galley kitchen has fitted wall and floor units, and there is a separate utility room, boot room and second kitchen. There are 5 bedrooms on the first floor, 4 of which overlook the gardens, a balcony with garden views, 2 bathrooms, 2 cloakrooms and a study.

The other wing has its own entrance hall, with cloakroom off, and leads to the welcoming triple aspect drawing room overlooking the gardens, a sitting room with fireplace and a kitchen/breakfast room with additional utility room. On the first floor are 3 bedrooms, study/4th bedroom and a bathroom. The useful self-contained flat has a kitchen and sitting room on the ground floor, and there are 2 bedrooms and a shower room on the first floor. With its own entrance, it could suit as a guest annexe, ancillary accommodation, or could also appeal to those wishing to work from home or wanting to generate a letting income.



Outside, the property is approached from The Ridings along a long driveway, passing The Orchard and Shotover Cleve Cottage, and leading to a large parking area. The mature south facing gardens, which were originally designed and landscaped by Waterperry Nursery, are a particularly attractive feature of the property, with the grounds extending to around 11 acres in total. The wide, paved terrace immediately to the rear of the property overlooks the gardens and, with glorious views, provides the ideal setting for entertaining. The gardens and grounds are a wonderful wildlife haven and comprise some fine specimen trees. The gardens are laid to lawn with mature trees, shrubs and rockeries.

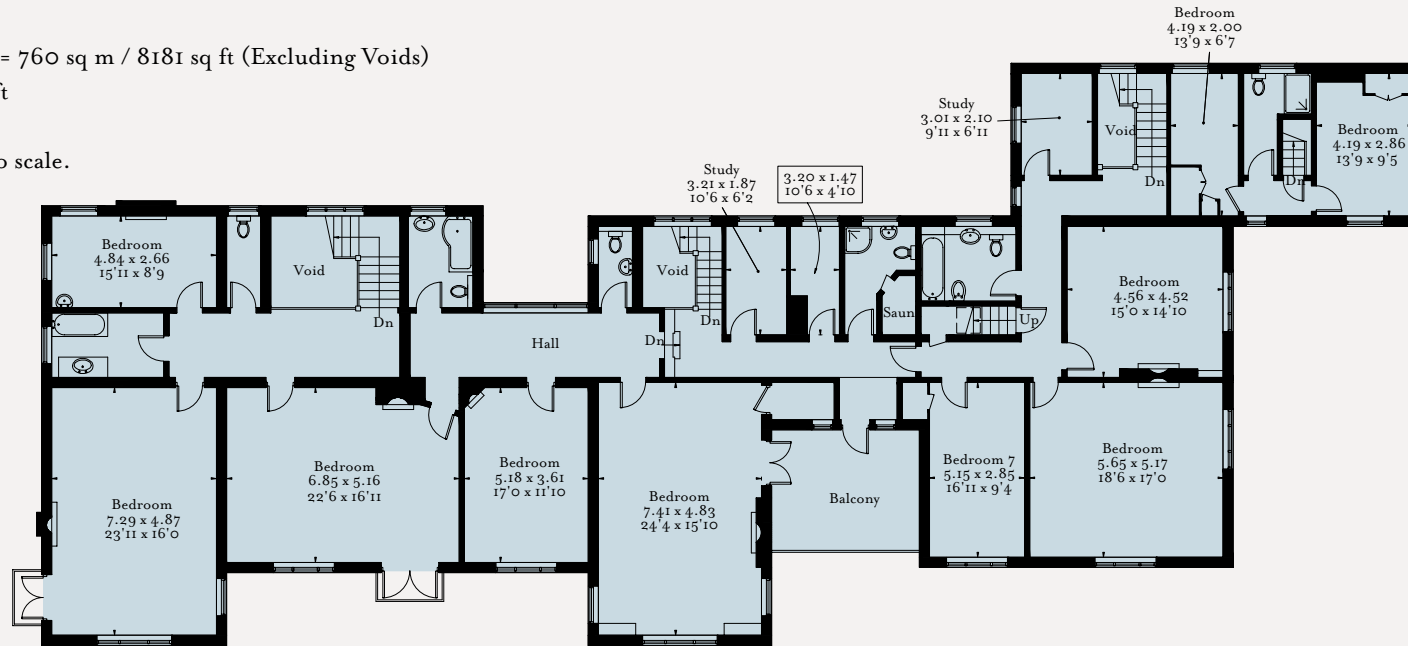
SHOTOVER CLEVE

Gross Internal Area (approx) = 760 sq m / 8181 sq ft (Excluding Voids)

Basement = 25 sq m / 269 sq ft

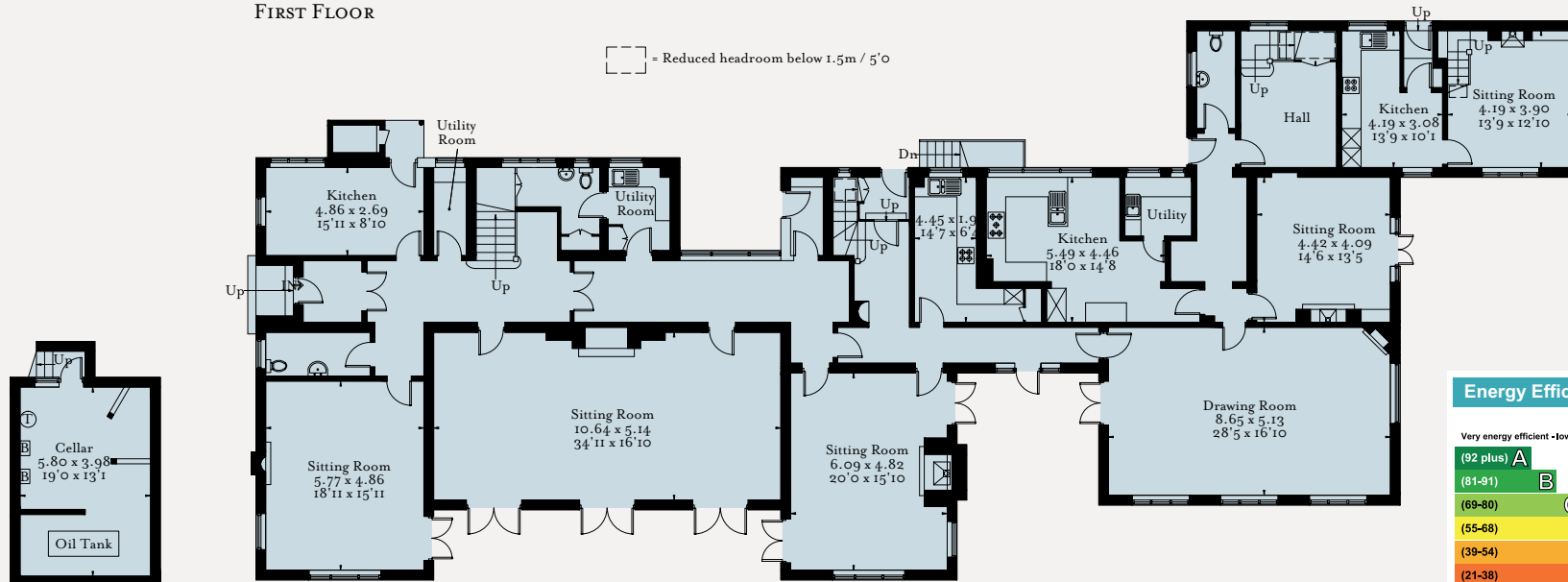
Total = 785 sq m / 8450 sq ft

For identification only. Not to scale.



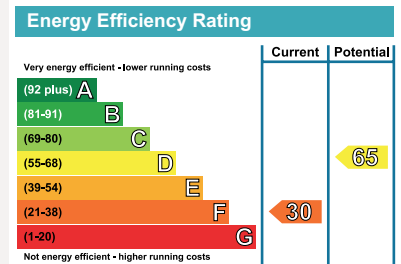
FIRST FLOOR

- Reduced headroom below 1.5m / 5'0"



BASEMENT

GROUND FLOOR



TENURE

Freehold with vacant possession on completion.

SERVICES

Mains water, electricity and drainage. Oil fired heating. Propane gas to kitchen hobs.

LOCAL AUTHORITY

South Oxfordshire District Council.

VIEWING

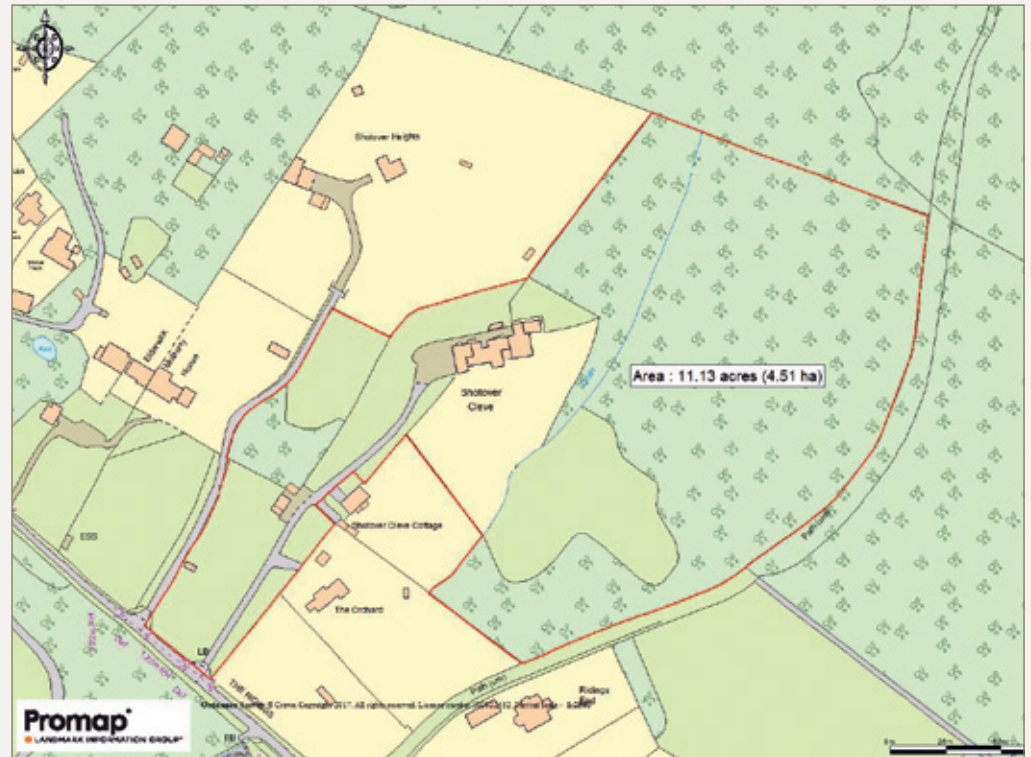
Strictly by appointment with Savills.

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17/12/06 ZW.





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