

# HILL HOUSE

Harcourt Hill, Oxford, OX2 9AS



An outstanding individually designed contemporary house in a favoured Oxford city location

savills

## Wonderfully light and airy high specification internal accommodation with vaulted ceilings

Open plan ground floor comprising hall/dining room

- ◆ sitting room ◆ garden room ◆ kitchen/breakfast room
- ◆ separate study ◆ cloakroom ◆ utility room
- ◆ laundry room

**First floor:** galleried landing ◆ balcony ◆ master bedroom  
with walk in dressing room and en suite shower room

- ◆ second bedroom with en suite shower room
- ◆ two further bedrooms ◆ family bathroom

**Outside:** personal driveway providing ample car parking  
for numerous vehicles ◆ attached triple garage ◆ gardens  
backing onto farmland

## SITUATION

Harcourt Hill is a favoured area to the west of Oxford city centre, minutes away from countryside walks via bridleways, and with good access to the A34 leading to both the M4 and M40 motorways which link to London, Heathrow, the Midlands and the west. In nearby Botley, the shopping centre is being redeveloped and will provide a good range of everyday facilities and the village of Cumnor to the west boasts a fine parish church, primary school, post office/study and two public houses. North Hinksey village is also nearby, with an attractive church and the popular Fishes pub/restaurant. Historic Oxford city centre is approximately 2.5 miles away and for the commuter, the Oxford bus and railway station provide regular services to London Paddington and Victoria.

There is an excellent choice of schools in Oxford, Abingdon and Witney, all within easy reach.

## DIRECTIONS

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









## DESCRIPTION

Hill House is a very special, bespoke detached home offering generous, versatile accommodation over two floors. Completed in 2016 the property has gas fired underfloor heating to the ground floor with radiators to the first floor, triple glazed windows, extensive insulation and a heat recovery system within the specification. The accommodation internally is particularly light and airy with design features including a central double height vaulted atrium, open plan layout on the ground floor and galleried landing on the first floor, together with extensive glazed elevations to the rear. The accommodation itself is versatile since although it is currently open plan with void areas, it is possible and practical to arrange changes should new owners wish to do so.

Presentation is stylish and unfussy with timber floors, doors, architraves and windows internally. White sanitaryware with chrome fittings and a comprehensively fitted kitchen complete the home.

Externally, care has been taken to landscape the gardens for easy maintenance. The property is approached via its private fully paved driveway providing extensive parking to the front and there is an attached triple garage.

Immediately to the rear of the property is a practical terraced area for sitting and al fresco dining with personal side access from the front. Beyond the terrace is a large lawned area all the way to the rear boundary, after which is farmland. The rear garden is enclosed predominantly with post and rail fencing and there are two mature trees providing shaded areas.

## ADDITIONAL INFORMATION

**Tenure:** Freehold with vacant possession on completion.

**Services:** All mains services are connected.

**Local Authority:** Vale of White Horse District Council

**Council Tax Band:** G

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

**Energy Performance Rating:** C

**Viewing:** Strictly by appointment with Savills.

Photographs taken and brochure prepared June 2018

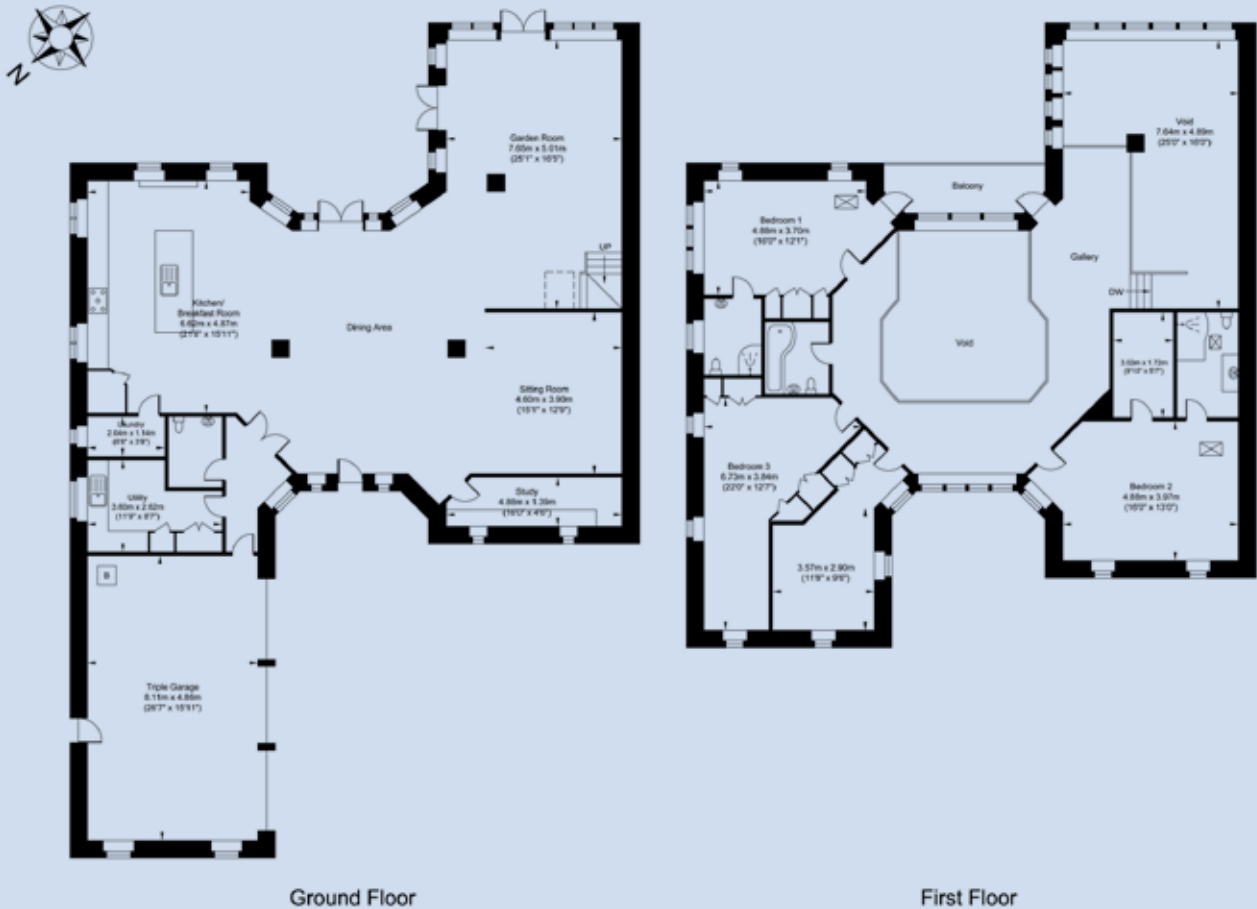






Hill House, Harcourt Hill, Oxford OX2 9AS

House Approx. Gross Internal Area:- 260 Sq.M 2820 Sq.Ft  
Garage Approx. Gross Internal Area:- 39 Sq.M 420 Sq.Ft  
Total Approx. Gross Internal Area:- 299 Sq.M 3240 Sq.Ft



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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