



Large family house in 1.5 acres overlooking Oxford

Grayflete, Vernon Avenue, Harcourt Hill, Oxford OX2 9AU

Freehold with vacant possession on completion.





3 reception rooms • kitchen/breakfast room • 2 cloakrooms & cellars • 6 bedrooms & a dressing room • two bathrooms & a shower room • parking & garage with room above • mature gardens • grass tennis court

Local information

Grayflete is situated on a no through road with good access to Oxford, the hospitals, the schools and Oxford Parkway station, with its regular service to London. The A34 links rapidly to the M40 and M4. Oxford offers a wealth of cultural pursuits as well as numerous sporting facilities including golf, tennis and rugby clubs very nearby. There are highly regarded schools in Oxford and Abingdon, with regular bus services to both. Everyday shopping needs are met by large supermarkets nearby with further shopping requirements served by the many and various independent shops in Oxford.

Directions

From Hinksey Hill interchange, take the A34 north. After approximately 2 miles turn left onto Westminster Way. Turn immediate left again, continuing on Westminster Way. Turn left onto Vernon Avenue. The property will be found on the left after a short distance.

About this property

The design and building of Grayflete was commissioned by the celebrated artist Sir Muirhead Bone, who in 1916 was appointed the first ever official British war artist. His fastidious attention to detail is apparent today with his insistence on the use of handmade Tudor bricks under a Welsh slate roof, a delightful columned loggia opening from the kitchen, with balcony above,

both overlooking the grass tennis court and views of Oxford beyond. The sitting room still features the fireplace tiles, designed by his daughter in law, also an artist. The sweeping staircases are a particular feature and make for an interesting and aesthetically pleasing aspect within the centre of the house.

The house has a light and airy feel with its tall ceilings and big windows designed to maximise views of the garden and beyond. The welcoming entrance hall opens to the dual aspect drawing room with its large bay window and fireplace with wood burning stove. The cosy sitting room, with an open fire, and the dining room with doors opening to the garden, also lead directly off the hall. Either side of the front door is a cloakroom as well as a useful small boot room/storage room. A corridor leads on to the kitchen. A pleasing room with its dual aspect windows and doors opening to the loggia with its views and steps down to the garden and tennis court. A glazed door interconnects directly to the dining room ensuring ease of access. The painted wooden cupboards house a double oven, induction hob and dishwasher and the large walk-in north facing larder is an enviable feature. A further cloakroom and back door opening to an east facing courtyard are also off the corridor.

On the first floor is the dual



aspect principal bedroom with lovely views, a wall of fitted wardrobes and an en-suite bathroom with separate shower. There are 3 further bedrooms, 2 of which open onto the large balcony, a family bathroom and a newly fitted shower room.

On the second floor are 4 further good sized rooms with 2 separate staircases leading to them from each end of the house. All 4 rooms are interconnecting and have complete flexibility of use with lovely views over Oxford. At present they are used as a 5th bedroom, sitting room, studio and office. However, these could easily be configured to provide self-contained ancillary accommodation.

Outside.
The beautiful terraced gardens are a delight with established herbaceous borders and mature trees, and are ideal for family gatherings and entertaining. Steps up from the tennis court viewing terrace lead to the loggia and kitchen. The gardens lead on down to a copse of oak and willow trees where there is also a stable with water and power connected and a shed.

Large utility/storage rooms are situated below the kitchen and accessible via the back door or the steps from the loggia.

The double garage has a fully boarded room above and wooden stairs accessing it and would make a good office space should the need arise.

In all approximately 1.5 acres.

Photographs and brochure prepared July 2020

Tenure

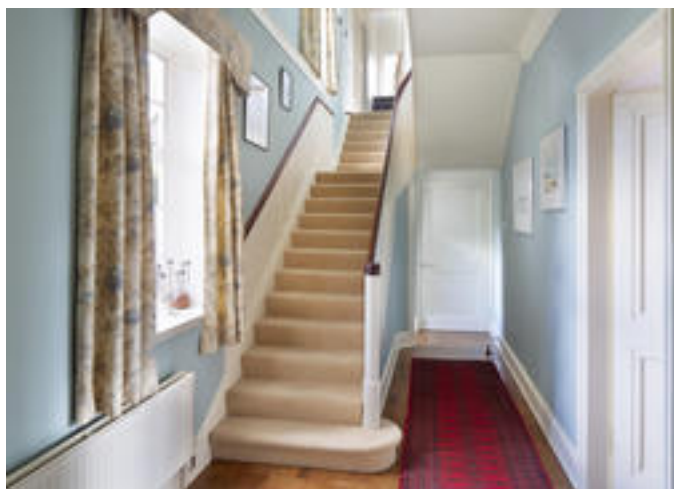
Freehold with vacant possession on completion.

Local Authority

Vale of White Horse District Council

Viewing

Strictly by appointment with Savills





Approximate Area = 362.8 sq m / 3905 sq ft (Excluding Loggia)
 Basement = 33.4 sq m / 359 sq ft
 Garage = 73.9 sq m / 795 sq ft
 Stable = 13.9 sq m / 150 sq ft
 Total = 484 sq m / 5209 sq ft
 Including Limited Use Area (58.7 sq m / 632 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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