



# A stunning family home

Hid's Brake, 10 Hid's Copse Road, Cumnor Hill, Oxford, OX2 9JJ

Freehold



Reception hall • four reception rooms • kitchen/family room • utility • office • five en suite bedrooms • double garaging and parking • gardens • cinema room

### Situation

Lying just off Cumnor Hill, Hid's Copse Road is an attractive private no-through road known for its wooded setting, with detached houses in large gardens. Cumnor Hill is a sought after area of Oxford, just two miles west of the city centre, and with good access to all the popular schools in Oxford and Abingdon.

Communications by rail are excellent, with services from either Oxford, Oxford Parkway or Didcot. From Gloucester Green there are regular coach services to London Heathrow and Gatwick airports and, for local facilities, nearby Botley has a new, thriving shopping centre.

### Directions

From Oxford city centre proceed west along Botley Road and onto Cumnor Hill. After approximately  $\frac{3}{4}$  mile turn right into Hid's Copse Road. Follow the road down and round to the left, bear right and the property will be found on the left.

### About this property

Hid's Brake is a stunning villa of elegant proportions, with the feeling of light and space enhanced by high ceilings and large windows and doors. With a practical and flexible layout arranged over two floors, it is ideally configured to suit families of all ages.

It has undergone major refurbishment, including a new Bulthaup kitchen with Gaggenau appliances, new bathrooms and en suites, and extensive reconfiguration throughout.

The impressive reception hall has a striking bespoke stone floating staircase rising to the galleried landing and leads to the principal reception rooms. The welcoming drawing room has floor to ceiling French windows and doors opening onto the extensive terrace overlooking the landscaped gardens. The sitting room, with an enticing cinema room off, also overlooks the garden, and has steps up to the centrepiece of the house, the stunning kitchen/family room. This is a sumptuous space which is perfect for entertaining and family gatherings, with a comprehensively equipped modern kitchen, large roof light and full length doors opening on to the rear terrace. There is a useful large study, specifically furnished and arranged for homeworking. The en suite fifth bedroom, with office space above, has its own separate access, which could make it appeal as guest/au pair accommodation, or as an additional home office complex.







The first floor has a grand principal bedroom suite, a guest suite and two further en suite bedrooms.

The property sits in an acre and a quarter comprising terraces, an inviting hot tub, lawned areas and woodland, all of which have been carefully landscaped. The property is approached through timber double gates to a driveway with extensive parking and leading to the detached double garage.

### Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken March 2021.

### Services

Mains services, gas heating

### Local Authority

Vale of White Horse District Council

### Tenure

Freehold

### Energy Performance

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



**Hid's Brake, 10 Hid's Copse Road, Cumnor Hill, Oxford, OX2 9JJ**

**Approximate Floor Area** 423.6 sq m / 4560 sq ft

**Garage** 41.6 sq m / 448 sq ft

**Total** 465.2 sq m / 5008 sq ft



savills

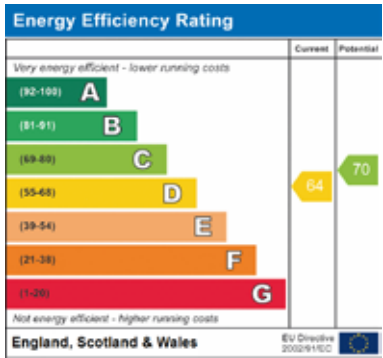
savills.co.uk

**Ronnie van der Ploeg**

Savills Summertown, Oxford

**01865 339 705**

summertown@savills.com



For identification only. Not to scale. © 210308RVDP

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

