



# A landmark property in stunning gardens

Pullens End, Pullens Lane, Headington Hill, Oxford, OX3 0BZ

Freehold









Four reception rooms • kitchen/breakfast room  
• orangery • seven bedrooms • six bath/shower rooms  
• utility & cloakroom • basement and studio • garaging  
• parking • gardens • summerhouse • storerooms

### Local Information

Pullens Lane is an attractive private road, known for its wooded setting and substantial family houses.

There is particularly good access to Oxford city centre, schools, hospitals and local shops, and is within walking distance of the John Radcliffe Hospital, Headington School, Rye St. Antony School, Oxford Brookes University, the coach stop to London Heathrow and Gatwick Airports, and buses to the city centre. It is also close to a cycle path leading through the meadows and University Parks to the city centre. Headington is particularly well located with easy access to the Oxford ring road leading to the M40 London/Birmingham network.

### Directions

Coming from London, proceed along London Road in Headington for 1.5 miles, through the Headington shops, passing Headington School on the right and Oxford Brookes University on the left. At the top of Headington Hill, turn right onto Pullens Lane. Pullens End will be found after approximately 1/3 mile on the right.

### About this property

Pullens End stands towards the end of Pullens Lane, on the east side, before it merges into Jack Straws Lane. It is a substantial red brick house with a unique turret, set back from the lane in 1.7 acres of landscaped grounds. The house was originally built in 1883 for Patrick Arkley Henderson, then a Fellow and, from 1903, the Warden of Wadham College. His initials and those of his wife Anne, together with the date 1883, can be seen in its porch, and a number of distinguished figures have owned the property over the years.

It is a substantial family home or around 7057 sq ft, lying comfortably in the middle of its glorious gardens. It is set behind electric gates opening to a driveway, providing extensive parking. The generously proportioned, flexible accommodation is arranged over three floors, plus a large basement. It has been extensively reconfigured, extended and updated to provide excellent living and entertaining space, which appeal to families of all ages.



On the ground floor, the welcoming entrance hall leads to the principal reception rooms, which include an elegant sitting room with its striking bay forming part of the turret. The kitchen/family room is a sumptuous space and, with large doors opening to the family room and leading through to the elegant orangery overlooking the gardens, it is perfect for entertaining and family gatherings.

On the first floor are five bedrooms and four bath/shower rooms, two of which are ensuite. The second floor ensuite sixth bedroom has a sitting area, making it irresistible to teenagers. In addition, the ensuite ground floor bedroom has separate access, which could make it appealing as guest/au pair accommodation.

The basement is ideal for hobbies, and the light, ground floor studio is perfect for home working or for budding artists.

### Outside

The delightful gardens and grounds are a particular feature. Approached through electric gates to a parking area in front of the house, the gardens and grounds surrounding the property have been carefully landscaped and thoughtfully designed, with terracing, clipped hedging and lawned areas. There is an abundance of mature trees and fruit trees, including apple and plum, and walkways wending through the gardens.

There is an attractive summerhouse overlooking the formal garden, a covered entertaining area, two gazebos, and several store rooms.

The garaging is currently used as a gym and workshop area.

### Services

Mains services. Gas heating.

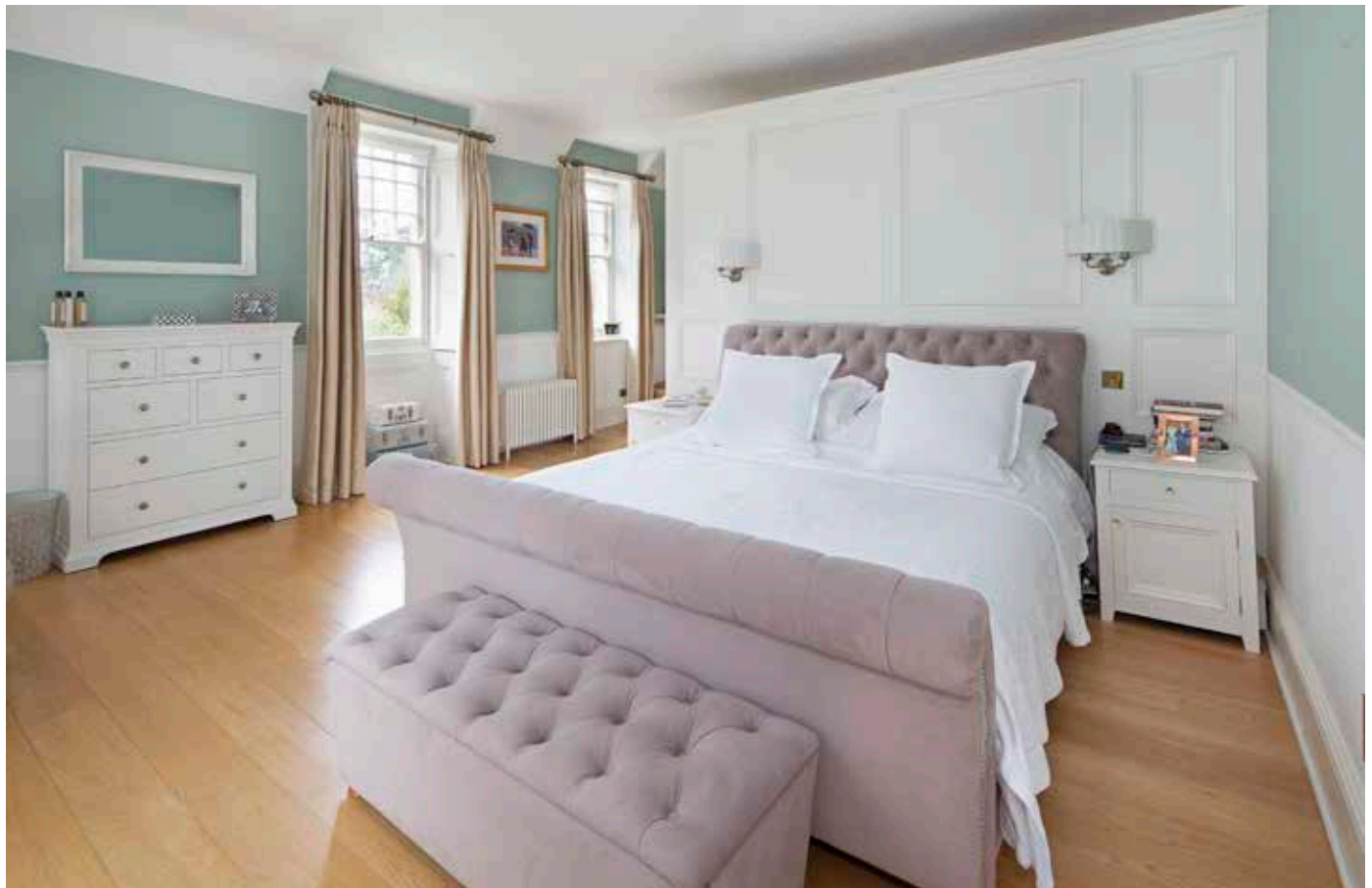
### Local Authority

Oxford City Council

### Tenure

Freehold

Brochure prepared and photographs taken March 2022









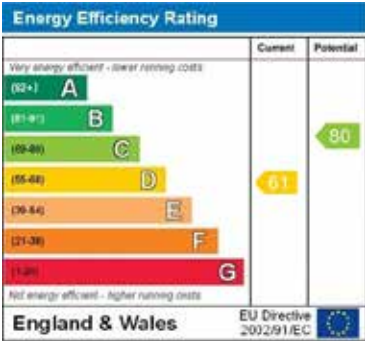
**Pullens End, Pullens Lane, Headington Hill, Oxford, OX3 0BZ**  
**Approximate Area** 616.2 sq m / 6633 sq ft  
**Basement** 39.4 sq m / 424 sq ft  
**Outbuildings** 33.9 sq m / 365 sq ft  
**Total** 689.5 sq m / 7422 sq ft (Excluding Void / Summer Deck)  
**Including Limited Use Area** (47.2 sq m / 508 sq ft)

**Ronnie van der Ploeg**  
Savills Summertown, Oxford  
**01865 339 705**  
summertown@savills.com



savills

savills.co.uk



For identification only. Not to scale. © 220321RVDP

**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

