



Hinksey Hill

Carter Jonas

# THE FIRS HINKSEY HILL OXFORD OX1 5BD

- Impressive Arts and Crafts Family Home
  - Desirable Location
  - Main House and Separate Annexe
  - Beautiful Mature Grounds
  - Tennis Court
- 
- Solar Panels
  - Hot Water Panels
  - Well for watering the garden
  - Mains water and drainage
  - Mains electricity and gas

## THE PROPERTY

Entrance lobby with tiled floor, generous coat hanging space and useful shoe cabinets. Original door with stained glass pane opening into an impressive reception hall comprising wide staircase with mahogany banister rail, cloakroom, and doors to principal rooms.

Drawing room comprising central fireplace with gas coal effect fire encased in attractive surround and mantelpiece. Dual aspect French doors opening onto the gardens and a large window affording views over the same.

Family room comprising fireplace with stone surround and mantelpiece, encasing Jetmaster wood burner. Picture rails, wall light points and large bay window overlooking the front garden. Dining room with oak dresser cabinets and window overlooking garden.

Garden room with windows to three aspects, French doors to the rear garden and patio, perfect for entertaining.

Kitchen breakfast room with space for breakfast table, and sofas with French doors onto the rear patio. Range of oak fronted cabinets with granite tops, integrated hob, double oven, and fridge freezer. Utility room with range of cabinets. Boot room with tiled floor and door to outside.

**A SUBSTANTIAL DETACHED HOME, BELIEVED TO DATE FROM AROUND 1904 DURING THE ARTS AND CRAFTS PERIOD, THIS EXCEPTIONAL FAMILY RESIDENCE SITS GRACEFULLY WITHIN APPROXIMATELY 2.3 ACRES OF BEAUTIFULLY MATURE GROUNDS**





Principal bedroom suite comprising a double room with built in dressing table and door onto a private covered balcony. Dressing room with range of wardrobes. Ensuite comprising bath and shower enclosure. Bedroom two and three are doubles with doors onto large private balconies overlooking the grounds. Bedroom four is a double with attractive fireplace with surround. Bathroom comprising bath and separate shower enclosure. Further bathroom with walk in shower and suite. The large fifth bedroom is located on the second floor and is a perfect guest suite or office. Off the bedroom is a good size landing, perfect as a study area.

### **OUTSIDE**

The property stands behind mature hedgerow and electric gates, with a sweeping driveway leading to the house with an impressive turning circle and double garage. A fork in the driveway leads to the annexe with its own parking spaces. The front garden offers privacy with mature hedgerow and a small woodland spinney.

The gardens are thoughtfully designed with a distinct area that extends to the side of the house with lawns, a rose garden, fruit tree orchard, and mature trees. The rear garden has a wonderful enclosed patio, lawns, pretty borders, mature trees, and a central rose arch walkway leading to a large vegetable garden. Greenhouse with tractor shed. Detached brick summer house with electricity supply, and bi fold doors overlooking the gardens towards the property. Hard surface tennis court.

### **THE ANNEXE**

The property has a separate semi-detached annexe, Little Firs, perfect for multi-generational living, or use as guest accommodation, a gym or home office suite. The accommodation comprises a sitting room with French doors opening onto the gardens. A kitchen area with a range of cabinets. Ground floor bathroom comprising shower, wash basin and toilet. The first floor has a large bedroom with French doors opening onto a balcony. The annexe is approached off the main entrance with a driveway and parking. The property lends itself to further development, subject to planning.

Planning permission was approved 20 October 2022 to change the use of the annexe from ancillary to a separate dwelling house. Planning Number P22/V2127/FUL  
Planning Authority Vale of White Horse





## ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agents Carter Jonas, Oxford, T: 01865 511444

- Services
- Council tax bands: House G; Annexe A
  - EPC rating: D
  - According to Ofcom Ultrafast broadband is available and mobile signal is good outdoor and variable in house

Directions OX1 5BD  
to  
[what3words:/// humble.engage.spin](https://www.humble.engage.spin)

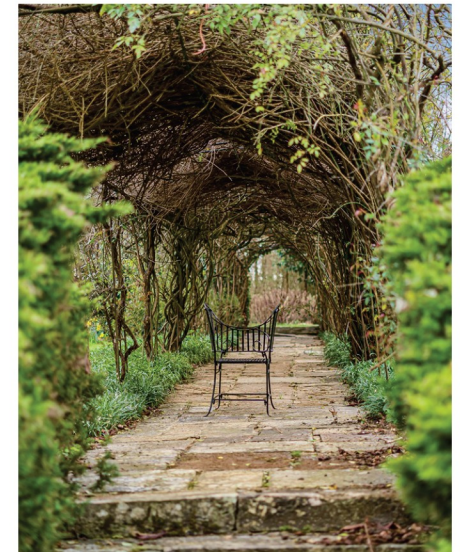
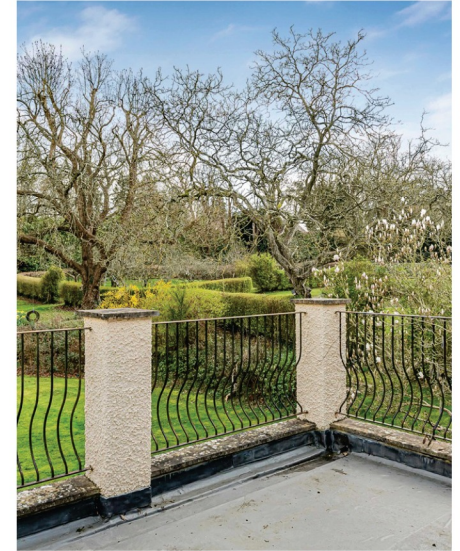




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 4963 sq ft - 461 sq m  
(Excluding Summer House)**

Ground Floor Area 2093 sq ft – 194 sq m  
 First Floor Area 1380 sq ft – 128 sq m  
 Second Floor Area 684 sq ft – 64 sq m  
 Annexe Ground Floor Area 516 sq ft – 48 sq m  
 Annexe First Floor Area 290 sq ft – 27 sq m  
 Summer House Area 168 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Carter Jonas**

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK

A member of



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.