

LOTHLORIEN

HARCOURT HILL, OXFORD OX2 9AS

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Harcourt Hill, Oxford OX2 9AS

A handsome "Arts and Crafts" detached house sitting on a generous 0.57 acre plot located on the desirable Harcourt Hill.

The house is in need of extensive refurbishment but has wonderful potential to become a stunning family home again, and the land has the potential for development (subject to the usual consents).

Please note that the sellers are only interested in unconditional offers rather than subject to planning offers.

The accommodation of the house comprises an entrance hall, two large reception rooms with bay windows, and a generous kitchen.

On the first floor there four bedrooms and a family bathroom.

The property sits on a 0.57 acre plot with the possibility of development for more than one additional unit (subject to usual consents). Please note there are restrictive covenants on the title that can be provided upon request.



4



2



1



Plot 206.6ft south east

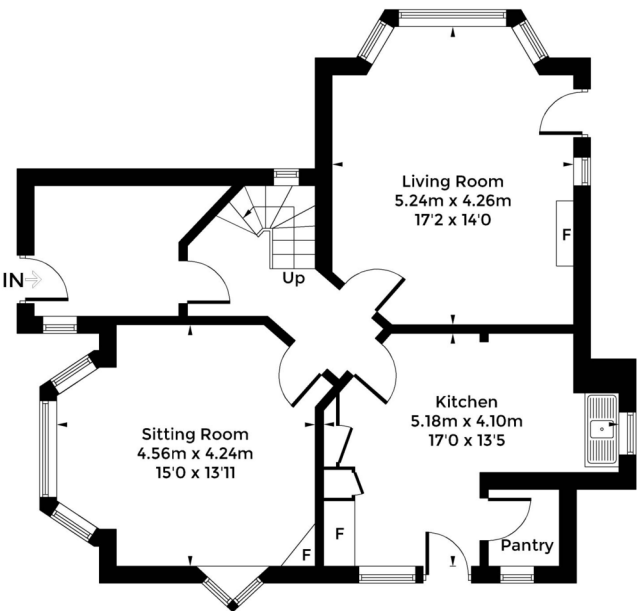
GUIDE PRICE

£850,000

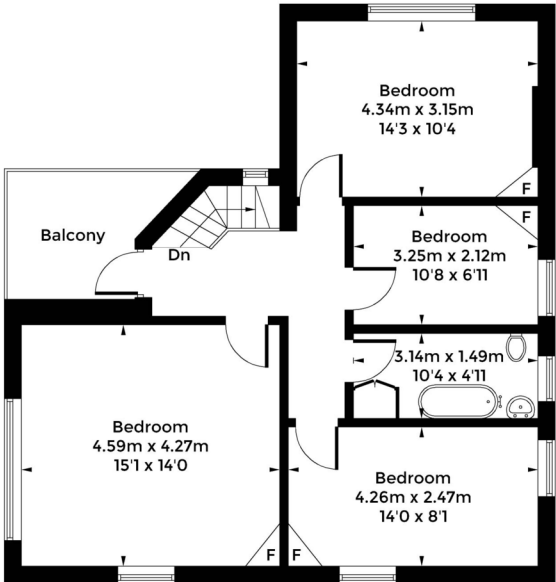




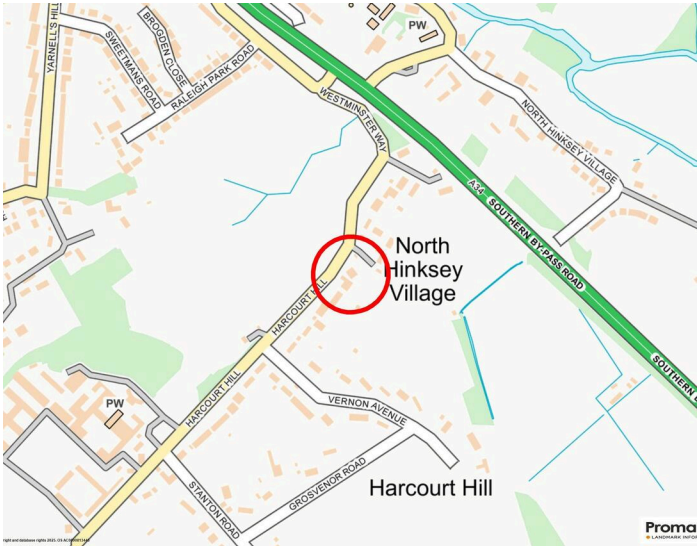
Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft



Ground Floor



First Floor



Council Tax:
Band F - £3491.04

Parking:
Off-street parking

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	17
Not energy efficient - higher running costs		
	1	
England, Scotland & Wales		
EU Directive 2002/91/EC		

“LOCATION COMMENT

Harcourt Hill is a desirable area located just on the edge of Oxford and offers easy access into the city centre, and onto the A34 and A420.



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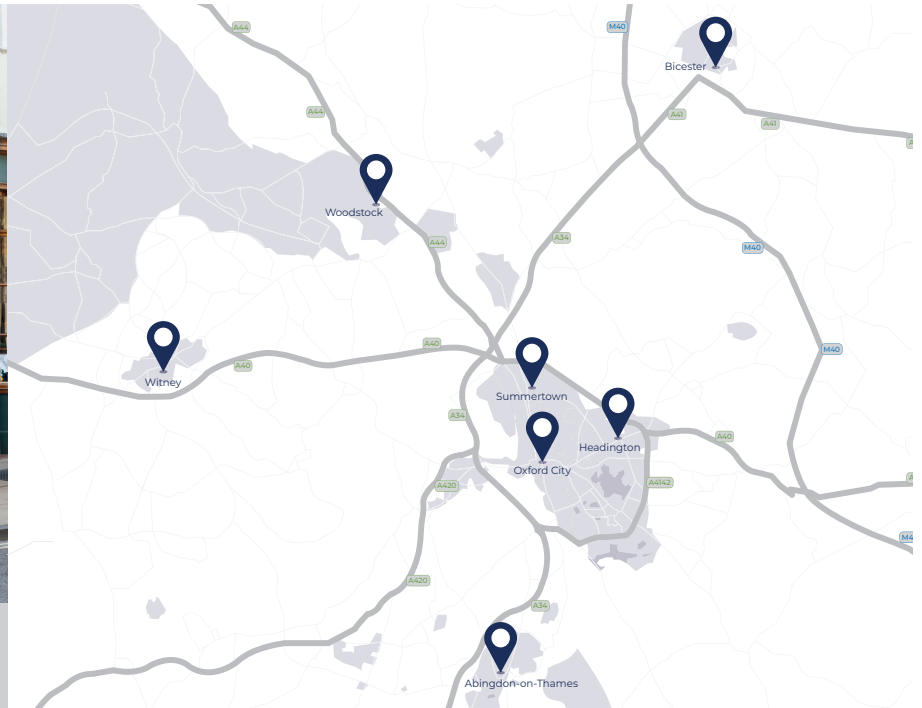
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