

# HINKSEY HOUSE

NORTH HINKSEY VILLAGE, OXFORD OX2 0NA

# Hinksey House

North Hinksey Village, Oxford OX2 0NA

A stunning five/six bedroom detached family home sitting on a generous 1.24 acre plot. The house is well presented throughout and benefits from generous driveway parking, double garage, and a beautiful mature planted garden backing onto woodland.

The ground floor accommodation comprises an entrance hall, drawing room, a large kitchen/family room, a separate dining room, all of which boast wonderful views of the garden. There is a large study/bedroom, a shower room and a separate utility room which leads to the double garage.

On the first floor there is a master bedroom with large ensuite bathroom, a second double bedroom also with a large ensuite bathroom, an additional three double bedrooms and a family bathroom.

To the rear of the property, is a stunning south west facing garden that features, a large patio area, carp pond, greenhouse, large lawn, mature trees to the rear and woodland area that is home to a variety of amazing wildlife.



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Plot 383.8'/Gdn 259'

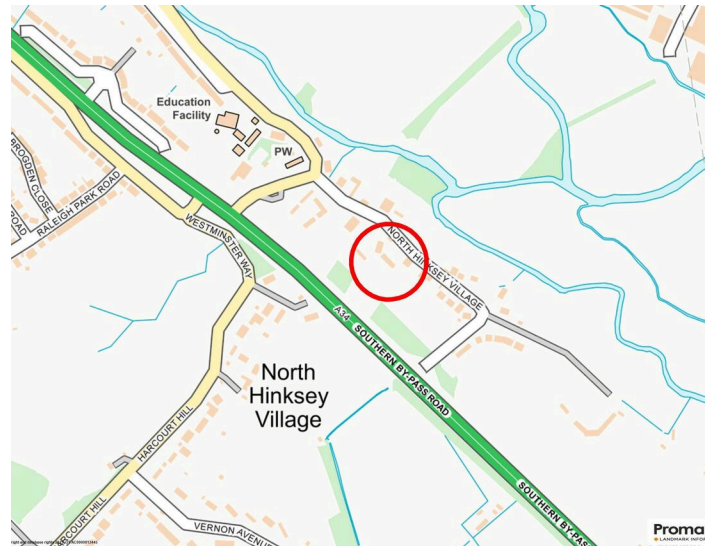
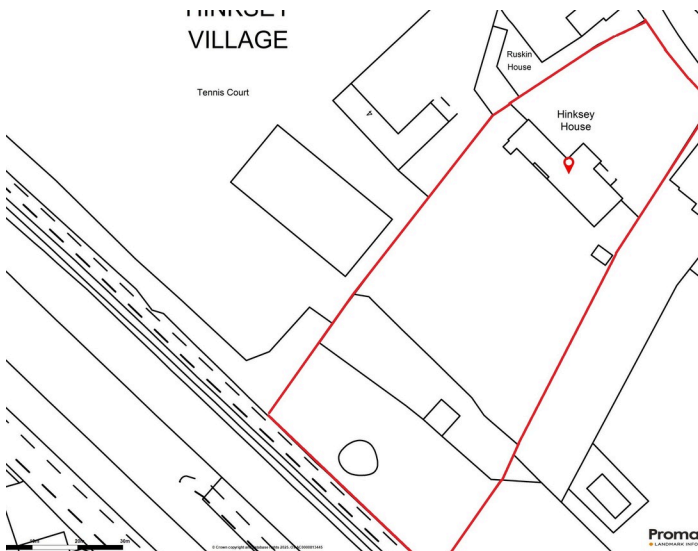
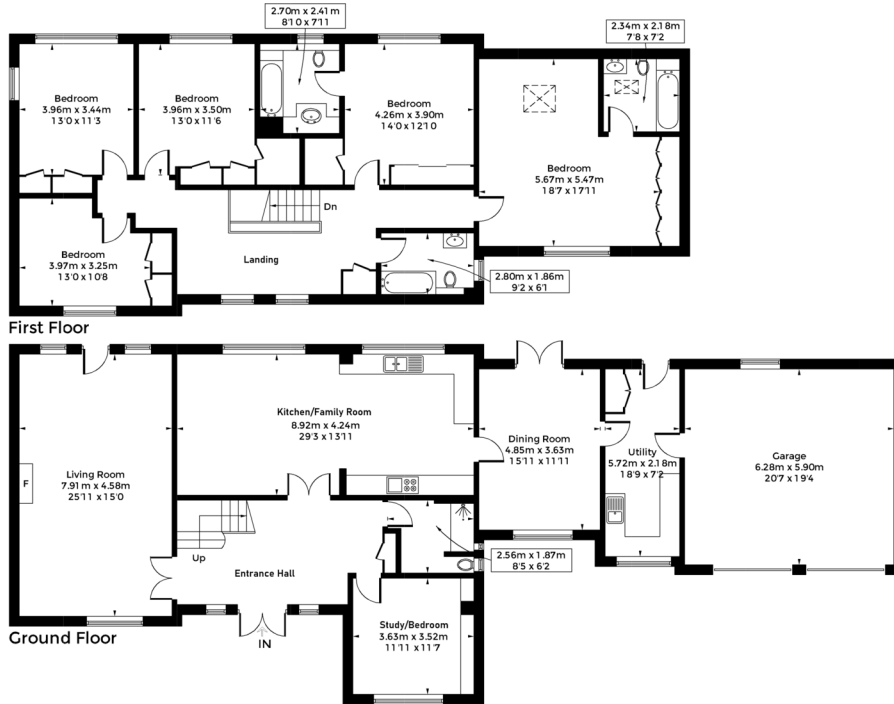
## GUIDE PRICE

O.I.E.O: £1,650,000






Approximate Gross Internal Area = 325.6 sq m / 3505 sq ft  
(Including Garage)



**Council Tax:**  
Band G - £4246.45

**Parking:**  
Off-street parking for several cars & double garage

**Local Authority:**  
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

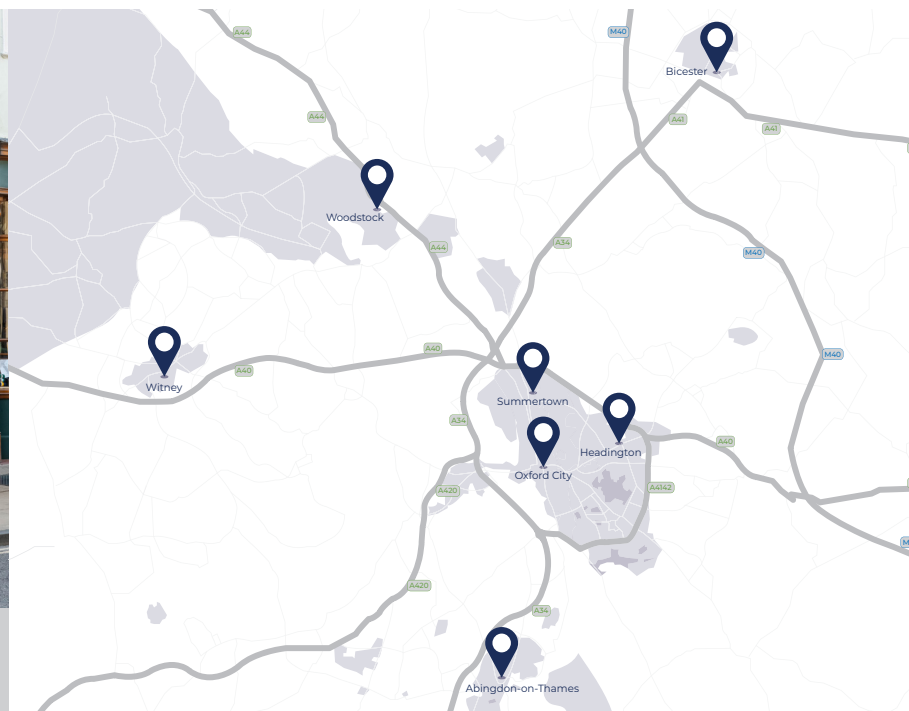
*North Hinksey Village is located just on the edge of Oxford and offers easy access into the city centre, Oxford's Rail stations (London in under an hour) and onto the A34 and A420. There is an excellent village pub (The Fishes), access to lovely countryside walks, a local Rugby club and Paddle and Tennis courts just a short walk away. There are plenty of amenities close by on the recently developed Elms parade including a variety of restaurants, Opticians, Dentist and a GP surgery.*

*North Hinksey Primary School and Matthew Arnold Upper school are within walking distance and easy access to Oxfordshire's private schools and Universities*



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est. 1947



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