

Old Road, Shotover Hill

HEADINGTON, OX3

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Occupying a truly enviable position at the foot of Shotover Hill, Bryn Deri is a unique and beautifully designed detached family home, offering exceptionally light and spacious accommodation, stylish contemporary interiors and a wonderful sense of space. Approached through electric wooden gates, the property combines versatile family living with landscaped gardens, extensive outdoor entertaining areas and far-reaching views across Oxford. The property makes an immediate impression with its striking vaulted reception hall, which is flooded with natural light and creates a wonderful sense of arrival. From here, the accommodation flows into an impressive open-plan kitchen, dining and family room, thoughtfully designed for both everyday living and entertaining. The stylish fitted kitchen incorporates high-quality integrated appliances, extensive storage and a central island, with attractive views across the rear garden.

The ground floor offers excellent flexibility, with three further reception rooms comprising an elegant dual-aspect drawing room, a dedicated study and an additional reception room. The latter benefits from independent access and its own staircase leading to the fifth bedroom, currently arranged as a library. This versatile space provides an ideal solution for independent living, visiting guests or those working from home.

The main staircase rises to the first floor, where four well-proportioned double bedrooms are arranged around a contemporary family bathroom. The principal bedroom is particularly impressive, featuring a stylish en-suite shower room, a mezzanine dressing

























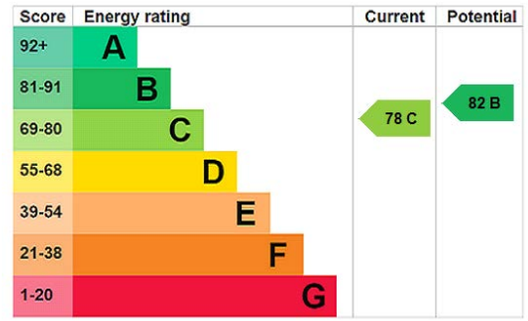




area, substantial eaves storage and doors opening onto a west-facing decked balcony, providing a wonderful vantage point from which to enjoy the surrounding views. Bedroom five/library also enjoys access to the balcony, further enhancing the flexibility of the accommodation. Externally, the property is approached via a generous gravel driveway, enclosed by remote-controlled electric wooden gates. To the rear, the beautifully landscaped gardens have been designed with relaxation and entertaining in mind, featuring extensive decked terraces, a sunken hot tub and a natural stone-paved seating area. The combination of established planting and thoughtfully arranged outdoor spaces creates an attractive and private setting in which to enjoy the property throughout the seasons.

Location

Bryn Deri enjoys a glorious position at the foot of Shotover Country Park, one of Oxfordshire's most attractive areas of natural beauty. Extending to approximately 290 acres, the park comprises extensive woodland, open fields and hidden valleys, forming a protected landscape designated as a Site of Special Scientific Interest (SSSI). The surrounding countryside provides an exceptional setting for walking, cycling and outdoor pursuits, while remaining conveniently close to the amenities of Oxford. Situated to the east of Headington, the property is ideally positioned for access to the area's excellent range of shopping facilities, restaurants, schools and leisure amenities. Headington is also home to Oxford's principal hospitals and a number of the city's leading state and independent schools. Oxford city centre is approximately three miles away, offering its renowned university colleges, historic architecture, extensive shopping and cultural attractions. The area is particularly well connected, with convenient access to the A40 and Junction 8 of the M40, providing straightforward routes towards London, Heathrow Airport and the Midlands. Regular rail services to London are available from Oxford and Oxford Parkway, with connections to both Paddington and Marylebone



Asking Price: £1,200,000
Subject to Contract

Local Authority: South Oxfordshire

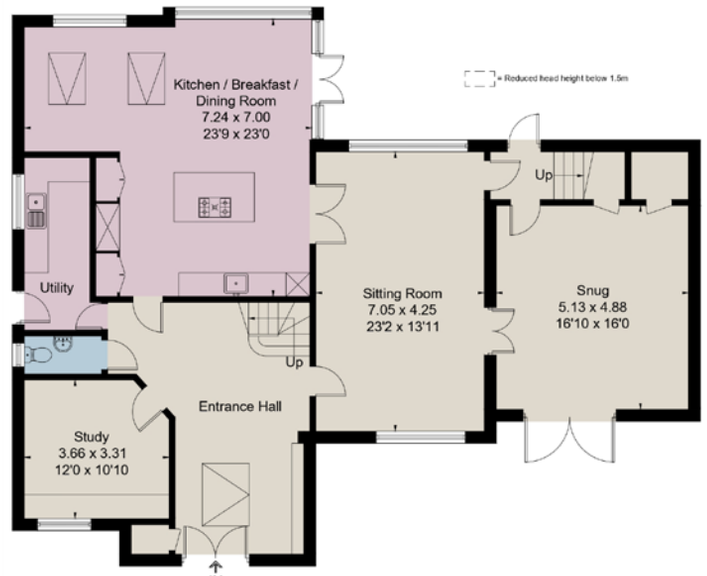
Council Tax Band: G

Tenure: Freehold

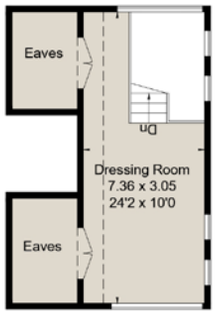
Reference: OXF260372

Approximate Gross Internal Area:
3,265 sq.ft. / 303.4 sq.m.

Approximate Floor Area = 303.4 sq m / 3265 sq ft (Including Eaves / Excluding Void)



Ground Floor



Second Floor



First Floor

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116904

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