



**YARNELLS HILL**  
BOTLEY, OX2 9BE

**PENNY &  
SINCLAIR**

# YARNELLS HILL

BOTLEY, OX2 9BE  
£1,300,000

**A beautifully presented five bedroom detached home with impressive garden located on a popular road in OX2.**

Detached Property • Delightful Garden (Over 100 feet) • Five Bedrooms/Two Bathrooms • Solar Panels • Off-Road Parking • EPC - TBC

## DESCRIPTION

A handsome and sympathetically extended and renovated five bedroom home with a great deal to offer.

On the ground floor the accommodation consists of spacious entrance hall with the principal reception to the right. This room offers window to front and doors to the rear garden creating a bright and airy feel. Across the hall way is the kitchen/diner/reception. This is a fantastic space and offers a secondary reception/TV area off the main kitchen/diner. Also on this floor is a useful W.C/utility room.

Upstairs there are five bedrooms - the master bedroom with en suite shower room, three further double bedrooms and a fifth single bedroom, currently used as a study. There is also a family bathroom with bath, sink, and separate shower.

The rear garden is over 100 feet and there is a beautifully landscaped patio with sunken seating area. The rest of the garden is laid mainly to lawn with mature shrubs and borders.

The front of the property offers driveway parking for several vehicles as well as two electric car charging points.

## SITUATION

The property is situated on Yarnells Hill just to the west of Oxford City Centre providing direct access to the ring road and Oxford rail station c.2 miles away. Nearby, a handy, large Waitrose and the new Westway development offers a wide range of shopping and other facilities for everyday needs, together with excellent primary and secondary schooling (Matthew Arnold catchment area). There are also good bus connections along Cumnor Hill into the City, west Oxfordshire and the European school as well as easy access to Frilford Golf Club and Cumnor Village.





#### VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

#### SERVICES

All mains services are connected.

#### FIXTURES AND FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

#### TENURE AND POSSESSION

The property is freehold and offers vacant possession upon completion.

#### COUNCIL TAX

Council Tax Band 'F' amounting to £3,167.96 for the year 2023/24.

#### LOCAL AUTHORITY

Vale of White Horse District Council  
135 Eastern Avenue  
Park Drive  
Abingdon  
OX14 4SB  
Telephone: 01235 422 422

#### AGENTS CONTACT DETAILS



**01865 318013**

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

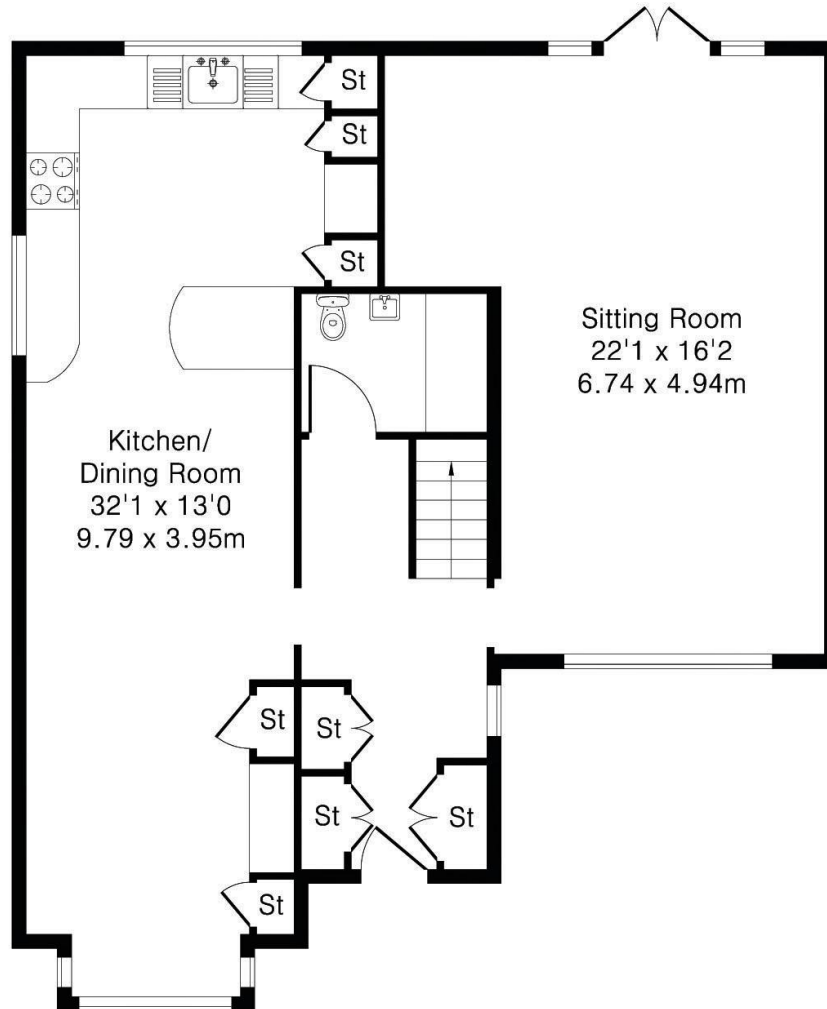
[sales@pennyanandsinclair.co.uk](mailto:sales@pennyanandsinclair.co.uk)



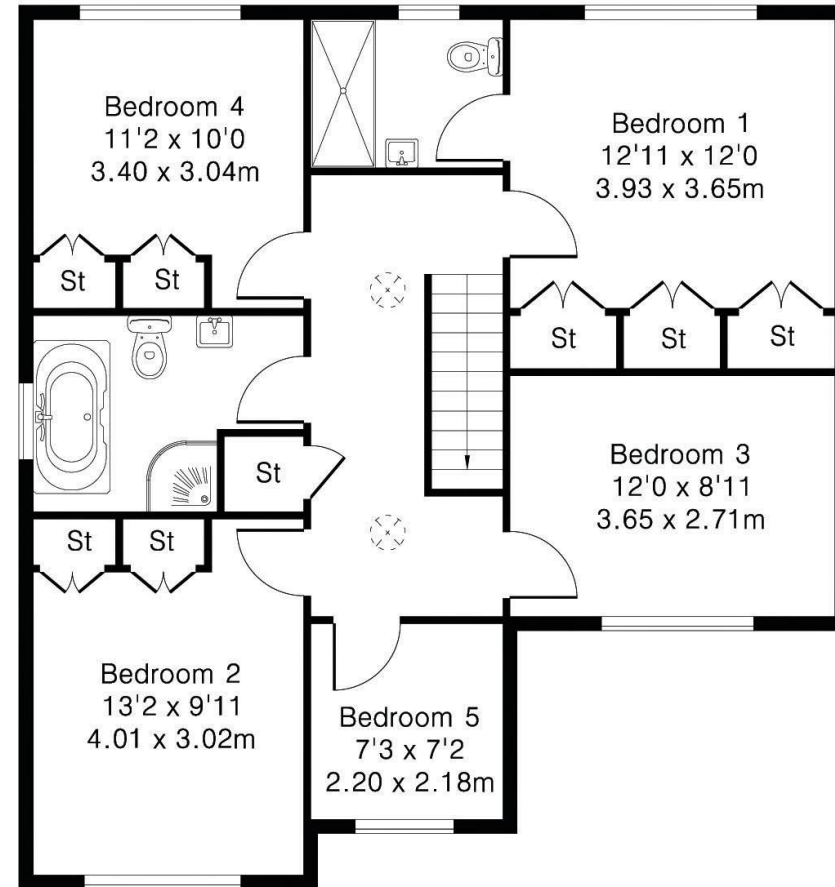
Approximate Gross Internal Area 1626 sq ft – 152 sq m

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 802 sq ft – 75 sq m



Ground Floor



First Floor

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.