

THICKETS

HINKSEY HILL • OXFORD • OX1 5BQ



**PENNY &
SINCLAIR**

Thickets Hinksey Hill, Oxford OX1 5BQ

DETACHED PROPERTY IN NEED OF COMPLETE RENOVATION AND WITH THE BENEFIT OF PLANNING PERMISSION FOR DEMOLITION OF THE EXISTING PROPERTY AND THE CONSTRUCTION OF A SUBSTANTIAL REPLACEMENT DWELLING SET IN 2.6 ACRES

DESCRIPTION

Originally built in the 1960's the existing house now requires substantial renovation or replacement but offers an exciting opportunity to create a superb family home. Lying in an elevated rural position with far reaching views of 'Oxford's dreaming Spires' and set in 2.6 acres, the property is well placed for Oxford with its superb amenities and a wide range of schools including nearby Chandlings Manor, Radley, Cothill and the well reputed Abingdon and Oxford schools.

The existing accommodation is over 2 floors and comprises 4 bedrooms, 2 bathrooms, kitchen, cloakroom and 2 reception rooms. It is well set back from the road and approached over a drive to the side of the house and garage. Plans have been drawn up for a proposed single storey extension to the property which falls within the limit of permitted development. (see link below to VOWH District Council website for further information).

The proposed replacement dwelling of 4,456 sq ft, would comprise 5 first floor bedrooms, 2 with en suite facilities; of particular note is the master suite with balcony situated at the rear of the house to take advantage of the views. The property would also benefit from a superb open plan ground floor with an abundance of natural light.

The house enjoys mature gardens with a number of fine mature trees and private paddock land to the rear of the garden from which there are delightful views over open fields to Oxford's dreaming spires beyond. There is also a share of a substantial woodland.

In all about 2.6 acres

PLANNING APPLICATION NUMBER

Single storey extension to existing dwelling - Planning reference P19/V10021/PDH (February 2019)

<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P19/V0021/PDH#exactline>

Replacement dwelling - Planning reference P18/V1867/FUL (March 2019)

<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P18/V3111/FUL#exactline>

SITUATION

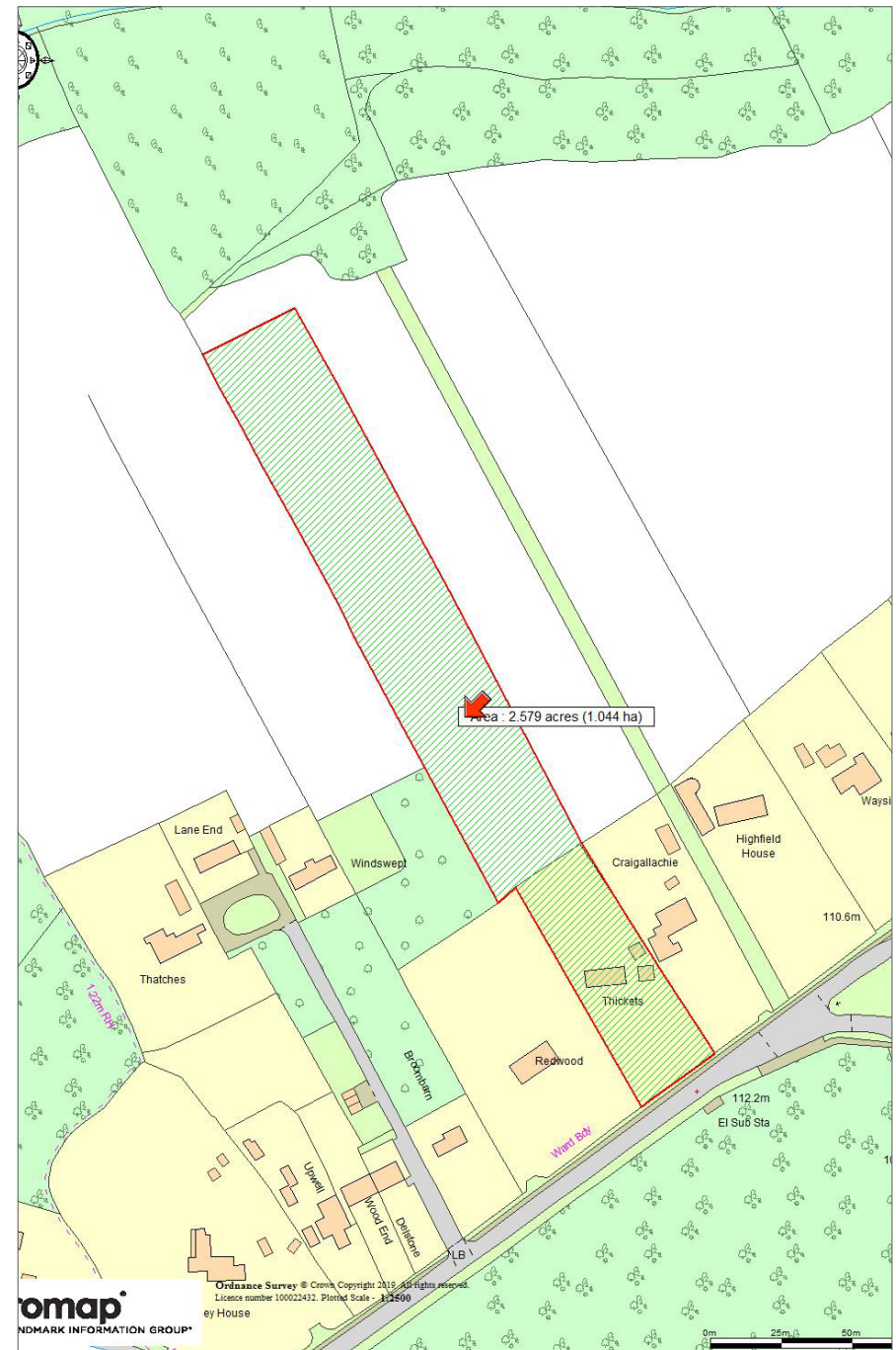
Hinksey Hill is situated on the edge of Boars Hill, a sought after residential area famous for its wooded rural setting, just three miles from the centre of Oxford which provides a wide range of shopping, recreational and educational facilities. Boars Hill is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, with the regional centres of Newbury and Swindon also within easy reach. Communications by rail are also excellent with fast trains from either Oxford City and Didcot to London Paddington taking about fifty minutes and from Oxford Parkway to London Marylebone in about sixty minutes.

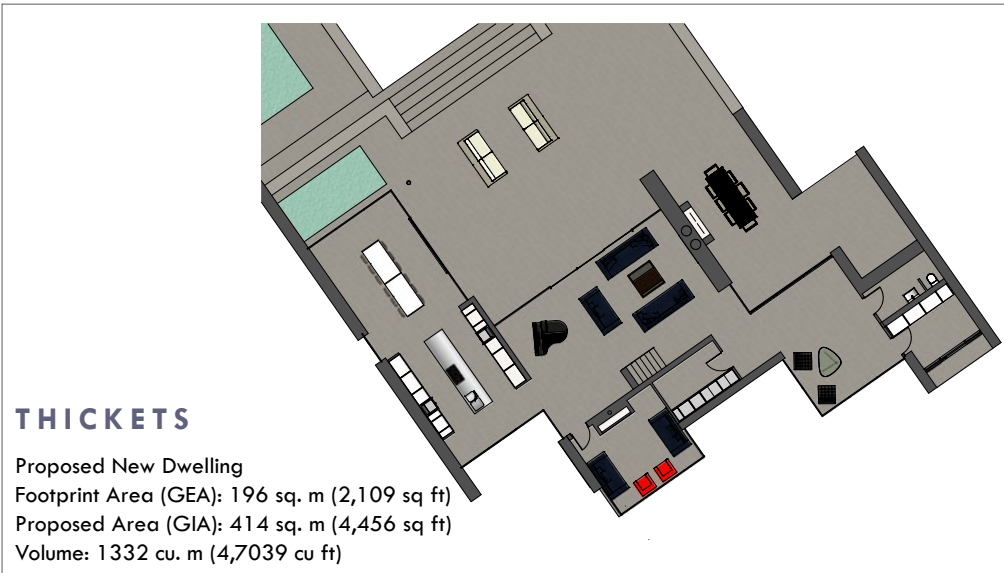
VIEWING ARRANGEMENTS Strictly by appointment with Penny & Sinclair.

SERVICES It is recommended that all parties satisfy themselves as to the availability of services.

TENURE & POSSESSION The property is freehold with vacant possession on completion.

LOCAL AUTHORITY Vale of White Horse District Council





IMPORTANT NOTICE

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