A stunning and unique property

Main House: Entrance Hall • Cloakroom
Kitchen/breakfast room • drawing room
Study/family room • Dining room • Utility room
Master bedroom with walk in dressing room and en suite bathroom • 3 further bedrooms all ensuite • Gym
T.V room • Library • Cinema room

Annexe: Open plan kitchen and living room
2 shower rooms (1 en suite) • 2 bedrooms

Outside: 3 courtyards and west facing garden
Double car port • Workshop/office
Directions
From the offices in Summertown proceed in a northerly direction and turn left into South Parade. Middle Way is the first turning on the right and the property will be found on the left hand side just after the turning to Hyde Place.

Situation
Situated in Summertown providing good access to all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington.

Description
The Walled Garden is a stunning and unique property; a tranquil and elegant retreat tucked away behind a high listed wall in a prime residential area of Summertown.

Constructed in 2007 and featured on Channel 4’s Grand Designs, the single storey design is a series of glass fronted decagons and beautiful courtyards forming a protected and private walled oasis near the city centre, created to make the most of the plot and capturing natural light throughout, the Walled Garden creates an indoor-outdoor way of living with all main rooms opening onto one of the three courtyards.

The property is contemporary and luxurious with a spacious and light floor area below, providing an unrivalled sense of privacy and seclusion in what must be one of Oxford’s safest houses. The security is further enhanced by a full CCTV system. The overall design was inspired by the Oxford Colleges and has a spectacularly designed copper roof with a small section of sedum roof. The property has been completed to an extremely high standard with a huge attention to detail. The walls both inside and out are made from local ashlar limestone and the ceilings are supported by giant glulam beams. The stylish interior includes a sophisticated and imaginative lighting system. The property is entered over a walkway leading to the impressive front door made from reclaimed oak from French railway carriages.
The splendid entrance with its high glass ceiling creates a marvellous and striking reception which looks straight through to the rear garden and has a solaglass lantern light roof and an iron and oak hand crafted staircase leading to the basement. Leading off the hall is the luxurious “Bulthaup” designed kitchen with central island unit and Miele fitted appliances to include an oven, steam oven, wine fridge, dishwasher and fridge/freezer. The kitchen overlooks the front courtyard and has been imaginatively designed with an internal window to create a vista to the garden at the rear and through the dining room to the drawing room.

The magnificent drawing room sits centrally in the house and is inspired in part by Moroccan architecture. This elegant ten-sided room is graced by ten curved pillars with a large central glass ceiling lantern light. The room opens onto the main stone courtyard with fold back glass doors, creating a beautiful and secluded open air retreat within the high walls surrounding the house. From the reception hall stairs lead down to the lower ground accommodation which comprises a spacious hi-tech entertainment area with surround sound speaker locations, dimmable cinema lighting and black out blinds. The main area is an open plan study/library with fitted shelving. Both of these rooms have doors to the courtyard garden, creating a tranquil and private space with a raised border, pond and fountain. The courtyard is south facing and provides natural light to the basement area. Also arranged on this level are the utility room and the gym which has multi positioned electrical points for gym machines.

The four bedrooms (all ensuite) in the main part of the house are arranged together and include the impressive master bedroom with walk in dressing room and wet room style sophisticated bathroom with double wash basins, separate W.C cubicle, sunken whirlpool and bubble jet bath and shower area with an oversized ceiling mounted shower head. The property also benefits from a large cloakroom and storage cupboard.

There is the particularly rare advantage of a self contained and charming annexe part of which forms the sympathetic conversion of an original coach house. Connected to the main house internally, it also has its own entrance and provides two bedrooms, two shower rooms (one ensuite) and an open plan kitchen/sitting room.

Outside

The entrance to the property is via electric, remote controlled gates which open to the attractive courtyard, enhanced by bespoke and hand crafted iron railings, providing ample parking space. Forming part of the courtyard is a double open bay car port with security lighting and adjoining workshop. The main west facing courtyard garden which lies to the rear of the house, is enclosed by walling and has extensive lighting and outdoor power points. The large terrace is enclosed by raised shrub and flower borders to two sides with a further raised area, perfect for a summer house.

The property also has an eco element with a water harvesting system and solar panelling for heating the water. All in all the property is an easy to run and economical home, ideal as a lock up and leave.
Services
All mains services are connected.

Fixtures & Fittings
Many of the items may be available by separate negotiation with Penny & Sinclair.

Tenure & Possession
The property is Freehold and offers vacant possession upon completion.

Council Tax
Council Tax Band ‘G’ amounting to £2,687.67 for the year 2013/14
Council Tax Department Tel: (01865) 252870

Local Authority
Oxford City Council, Town Hall, St Aldates, Oxford OX1 1BX
Telephone (01865) 249811

EPC

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Approximate Gross Internal Area = 541 SQ_M / 5823 SQ_FT
Outbuildings = 14 SQ_M / 151 SQ_FT
Total = 555 SQ_M / 5974 SQ_FT