



Fantails
Bayswater Road | Headington | Oxford | Oxfordshire OX3 9RH

FANTAILS

*A substantial and significant five bedroom detached home,
located on the periphery of Oxford, being well-placed for
the city and yet offering a setting with rural views over fields
and countryside.*



'Fantails' is a spacious and imposing detached family home, offering a high degree of versatility. There are three reception rooms, a large open-plan stylish kitchen/dining room complete with a central island. The entrance hallway leads to the sitting room, office and family room and kitchen/breakfast room. There is a cloakroom and a utility room is located off the kitchen. There are built in wardrobes in all the bedrooms and the bedrooms overlook the substantial rear gardens or offer attractive rural views over fields to the front. There are a total of five bedrooms, three bathrooms, two of which are en-suite.

The approach to the property is imposing with double electronic security gates and a shingle drive leading to an expanse of parking for numerous vehicles. There are good size gardens to the front with a part-brick wall and laurel bush to the front boundary.

The rear garden again is good size with lawned areas interspersed with mature trees and many bushes and shrubs to boundaries all of which provides a feeling of tranquillity and seclusion. The overall plot extends to around 0.55 acre.

GROUND FLOOR

Partly glazed door to :-

Entrance Hall. Ceramic flooring, radiator, under stairs recess, twin glazed doors to sitting room. Doors to family room, office and kitchen/dining room.

Cloakroom. Low flush w.c, ceramic flooring, radiator, wall mounted wash basin.

Sitting Room. Oak wood flooring, double glazed windows to front, double window to window, feature fireplace with carved pilasters and mantle. Radiator.

Office/Reception room Three. A highly versatile room, currently used as an office with oak wood flooring and interconnecting door leads to the :-

Family Room/Bedroom Six. Patio doors to rear garden, window to side, radiator, spotlighting to ceiling.

Kitchen/Dining Room. A spacious stylish and contemporary room divided into two defined areas and forms the central hub of this family home and is ideal for entertaining with easy access to rear garden. The dining area features wood flooring, radiator and spotlighting with bi-fold doors leading to the rear garden and patio area. There is a comprehensive range of units at eye and base level. Sink unit with mixer tap. A central island incorporates a Range Cooker (Installed 2022) and an extractor fan over. Space for an ' American ' fridge/freezer. There are windows to side and rear. Granite work surfaces with upstands, integrated dishwasher (Installed 2022), floor tiling.

Utility Room. Units at eye and base level, plumbing and space for washing machine.

















FIRST FLOOR

Landing. Doors to all bedrooms, built in cupboard. Access to loft.

Bedroom One. Two double glazed windows to the front overlooking front lawn with views over fields and countryside. Built in wardrobes with mirror fronted doors, radiator.

Ensuite Shower Room. Low flush w.c, wash basin with cupboards under, enclosed shower cubical with tap controls and over head shower, spot-lighting to ceiling, tiled flooring.

Bedroom Two. Two double glazed windows to front with views over the front lawn area and views over fields and countryside. Radiator and a range of built in wardrobes.

Bedroom Three. Radiator, double glazed window to rear with attractive views overlooking the rear garden. Dressing Room, a useful walk-in room with hanging space and shelving.

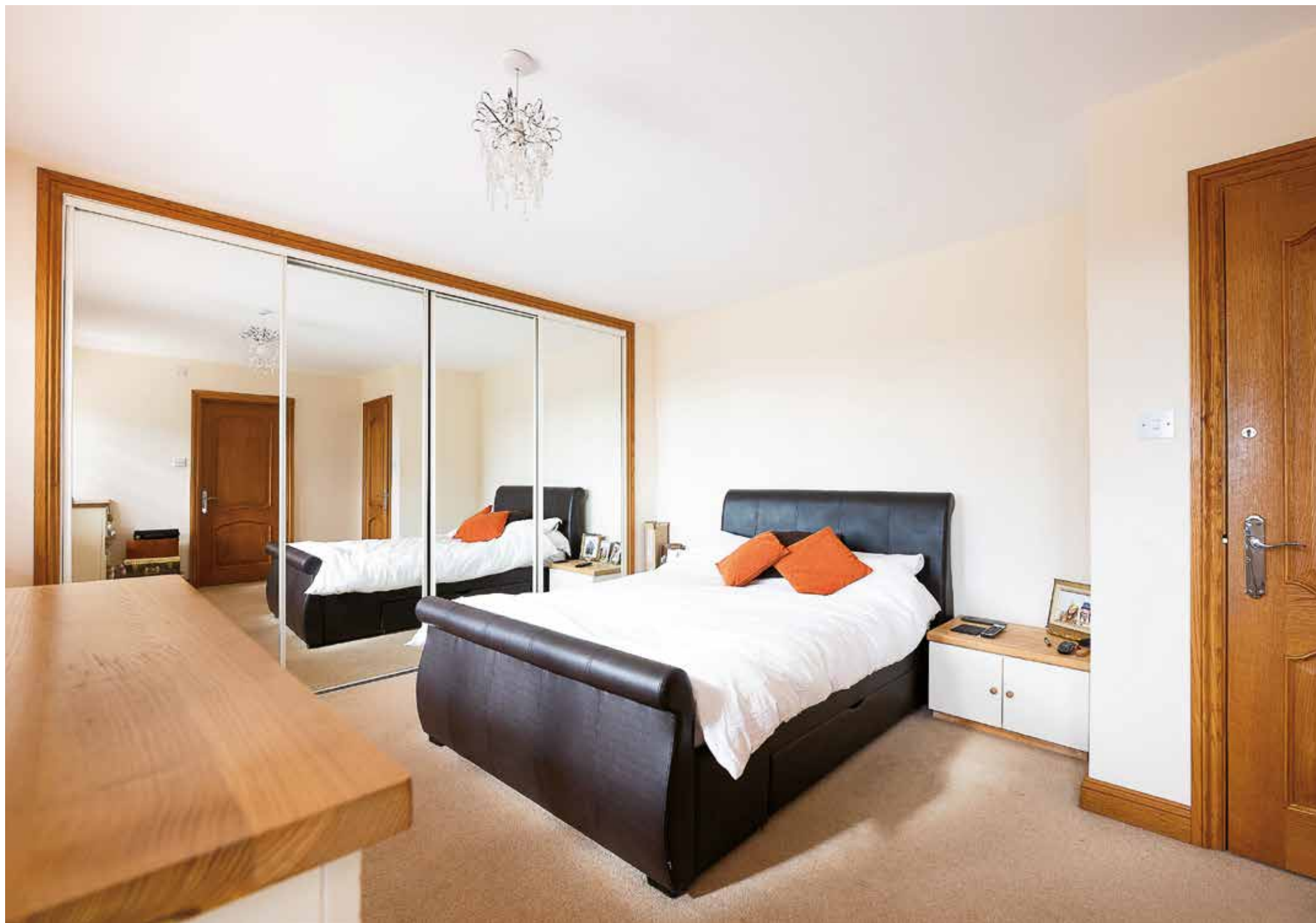
Ensuite Shower Room. Wall mounted wash basin with cupboards under, low level w.c, shower cubical with shower unit and over head shower, tiling to walls, radiator.

Bedroom Four. Double glazed window to side, built in cupboard with sliding mirror doors.

Bedroom Five. Double glazed window with attractive views overlooking the rear garden. Built-in wardrobes.

Bathroom. Panelled bath with shower unit over, low level w.c, wash basin with cupboards under. Window to rear.













OUTSIDE

The gardens provide a perfect setting for the property. There is a high level of privacy and seclusion with manicured lawned areas, mature trees and many bushes and shrubs. Overall the gardens and grounds extend to around 0.55 acre.

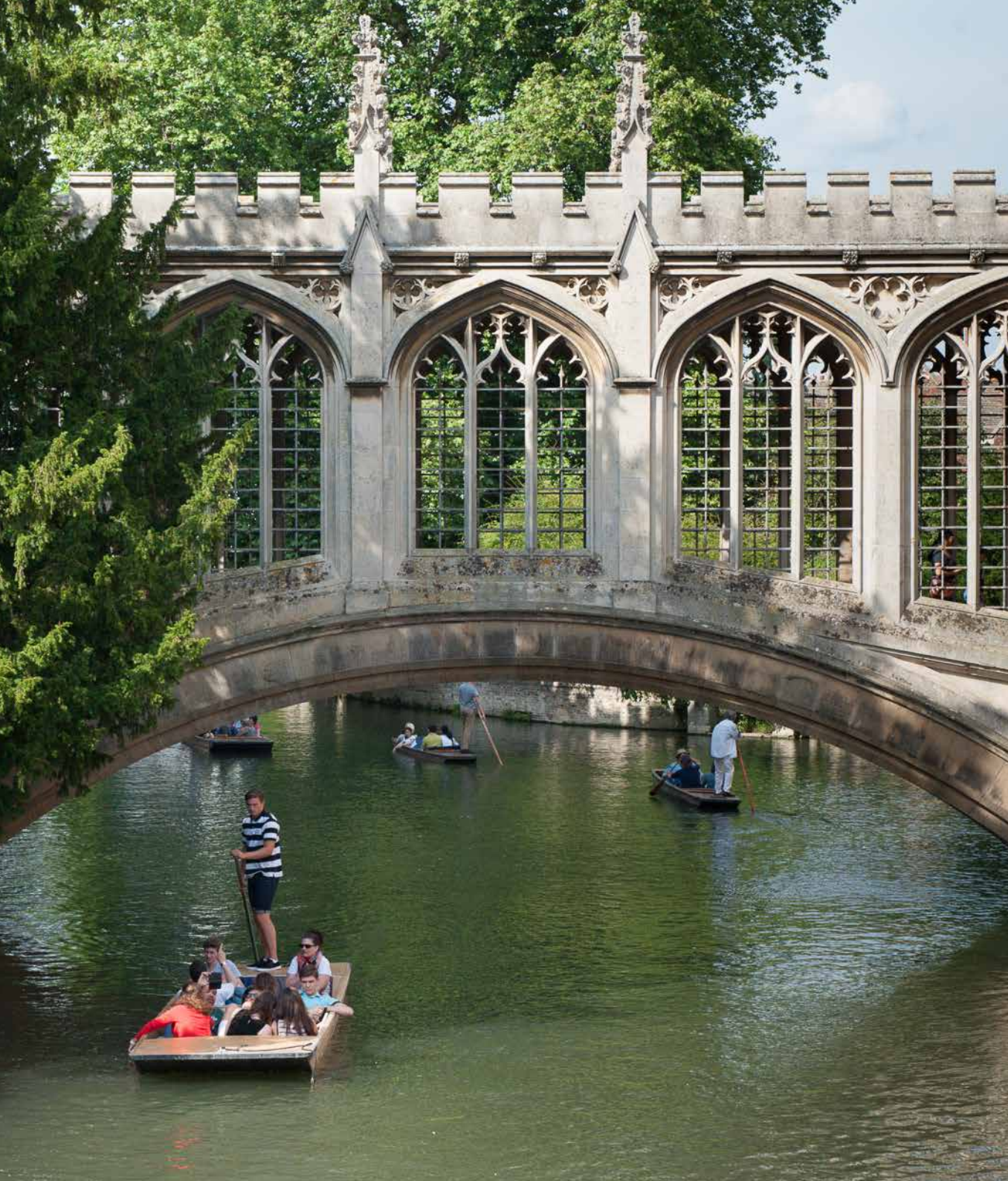
The Front Garden.

There is an imposing approach to the property with dual electronically controlled gates with an intercom system. A long driveway is laid to shingle leads to a large area accommodating parking for numerous cars. There is a generous area of lawn and along the front of the garden is a part brick wall with laurel bushes.

To one boundary are numerous trees and bushes and to the front are far reaching views over countryside.

The Rear Garden.

Adjoining the rear of the property is a paved patio/seating area that offers a pleasant outlook over the rear garden. The rear garden is of good size and lay to lawn. The lawn area is interspersed with many trees and bushes and provides a feeling of peace and tranquillity. There is a large workshop/shed.



LOCATION

'Fantails' is located in the extreme outskirts of Oxford and benefits from a rural outlook and yet is well placed for the John Radcliffe Hospital and Oxford colleges and university.

Bayswater Road is located on the eastern edge of Oxford. Situated just four miles from the centre. The property is well placed for a whole host of local amenities and facilities to include shops and restaurants in Headington (around 1.5 miles). The nearby Barton Leisure centre incorporates a gym and indoor swimming pool. A local G.P surgery and local shop are located close to the property.

'Fantails' is positioned close to bus routes that provide easy and frequent links to the city centre (3.5 miles).

Oxford, The City of Dreaming Spires, is famous over the world for its University and place in history. For over 800 years, it has been a home to royalty and scholars, and since the 9th century an established town. There are theatres, concert halls and many museums most of which are free to enter.

Schooling.

'Dendere' is extremely well placed for schooling. Of note is the Headington school, an Independent day and boarding school for girls, Magdalen College School, Cowley Place (for boys aged 7-18): Rye St Antony School (RC), Pullen's Lane (for girls 3-18, boys 3-8), Bayards Hill Primary School and the Beckley Primary School (5-11). The Aunties' Old School Nursery is located in nearby Stanton St John and The Oxford Music Centre is based at Bayards School.

Commuter.

The property is located just outside the ring-road of Oxford to the east of the city. This makes 'Dendere' superbly placed for a number of road networks to include the A34, A40 and M40. The Oxford train station and Parkway station are located 3.6 and 4.5 miles respectively with both stations providing a fluent link to London and cities to the north.

Thornhill Park and Ride Coach services which is located just under 1.5 miles from the property offers perfect commuter links to London (Oxford Tube and X90) and Heathrow/Gatwick Airports.





INFORMATION

Tenure

Freehold

Local Authority

South Oxfordshire District Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953243

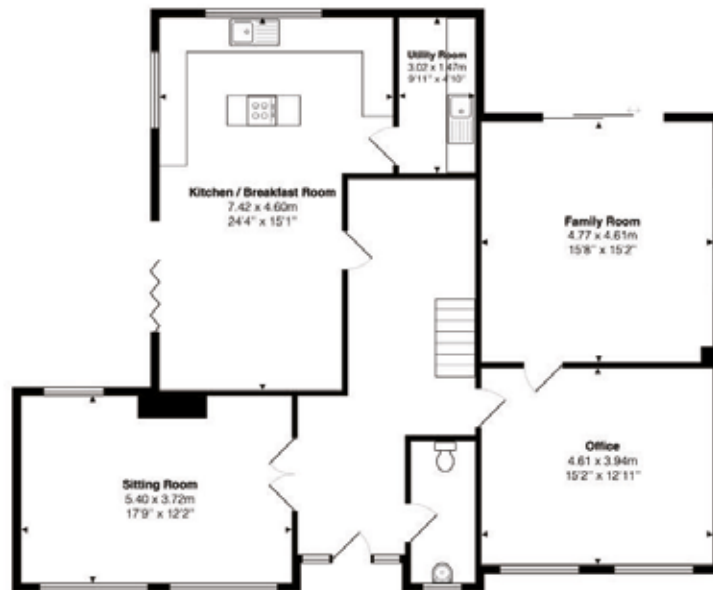
Website

For more information visit www.fineandcountry.com/uk/oxford

Opening Hours:

Monday to Friday	8.00am – 6.30pm
Saturday	9.00am – 4.30pm
Sunday	10.00am – 4.00pm

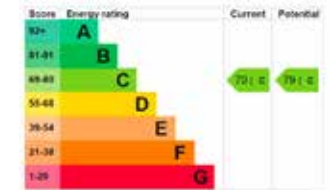
Offers Over £1,200,000



Approx. Floor
Area 1310 Sq.Ft.
(122 Sq.M)



Approx. Floor
Area 1217 Sq.Ft.
(113 Sq.M)



The approximate total area for the elements of the property represented on the floorplan is 235 SqM (2527 Sq.Ft)

FINE & COUNTRY

Fantails, Bayswater Road, Oxford, Oxfordshire, OX3 9RZ

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TRISTAN BATORY

PARTNER AGENT

Fine & Country Oxford
01865 953 244
tristan.batory@fineandcountry.com

Having trained as a classical pianist and flautist, Tristan started in Estate Agency in 1987 and worked his way through the ranks of a large corporate estate agent making it to a Senior Branch Manager in 1995. In 2001 he was a founder Partner of a local estate agent in Princes Risborough that rapidly became a market leader within 12 months of opening. Having embraced the award-winning and innovative Fine and Country brand in 2018, Tristan brings unparalleled experience in bespoke properties across Buckinghamshire and Oxfordshire. He is a firm believer in the highest levels of customer Service Standards.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Oxford on



Fine & Country
Prima House, 267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 01865 953 244 | oxford@fineandcountry.com

