



Hillcrest
Woodstock Road | Oxford | OX2 8JX

FINE & COUNTRY

HILLCREST

A fantastic residential/commercial opportunity just 3 miles north of Oxford comprising a five bedroom family home sat on a 1.7 acre plot, with 6000sq ft of working kennels made up of 46 bays, 1 isolation bay, prep room, grooming parlour, a 3/4 of an acre fully stocked lake, a fully equipped gym, a gated private driveway and parking for 20 plus vehicles.

Hillcrest is a beautiful five bedroom home with masses of potential for either a family home utilized as a private retreat close to Oxford with its very own lake for fishing or rowing and lovely gardens which benefit from the local wildlife daily or to utilize as a family business run from home which has created a great revenue over the past few years from its grooming and kennels business.



KEY FEATURES

Ground Floor

As you enter this family home from the private driveway you are met with an entry hall which leads into this wonderful property. There are three bedrooms on the ground floor as well as a family bathroom, formal dining room and a generous sized sitting room with fireplace. The kitchen has the benefit of stunning views of the lake and the tree lined gardens. You also have a utility room and a boot room on the ground floor.





SELLER INSIGHT

“ Situated just five miles from the historic city centre of Oxford is Hillcrest, a lovely four-bedroom detached family home that is enveloped by extraordinarily beautiful private grounds. “It was without doubt this amazing setting that drew us to the property when we came across it twenty-two years ago,” says the owner. “It sits right on the edge of North Oxford and the house is nestled within one and a half acres of the most beautiful gardens and grounds, and we even have a lake. We’re surrounded by natural beauty, and we enjoy utter peace and privacy; it’s like living in our own little world.”

“The bungalow was originally built back in the 1980s and for us it’s been a really lovely home. It’s very spacious and bright, and most of the principle rooms look out across the garden and lake beyond so the views are just lovely. We have a large kitchen, a dining room and a sitting room that all flow into one another, so it has a nice open-plan feel, but it would be entirely possible to add doors between each space if the new owners wanted to create a bit of separation. Upstairs are two good-size bedrooms, and the other three are at the opposite end of the living space, so they are quite flexible in terms how they can be used. It’s a very comfortable home and one that I’d say has been really well designed and therefore we’ve been able to grow into it rather than out of it.”

“The bungalow is lovely, but it’s the garden and grounds that really set the property apart from many others, and it’s been a magical place to bring up our children. We’re surrounded by an abundance of magnificent trees, which shield the bungalow and garden from view and create an air of utter peace and tranquillity, and the whole area is an absolute haven for wildlife. We see green woodpeckers, lesser-spotted woodpeckers, treecreepers, and the lake, which is yet another stunning feature, attracts an array of wild ducks. We’ve filled it with carp and koi, and during the summer months it’s carpeted with the most beautiful water lilies so the view is even more stunning. The property is a little slice of paradise and we’re going to be so sad to leave.”

“It’s really hard to pick a favourite room; I like them all for different reasons. However, the layout in the main living areas works incredibly well because we can all be together, perhaps doing different things, but we never have the feeling of being on top of one another.”

“At home we feel so far removed from everything and everyone, and we enjoy peace and privacy, but we’ve never felt isolated. We benefit from excellent road links so it takes next to no time to get into Oxford where we can access virtually everything we could possibly want or need.”

“Within the grounds we’ve had forty-eight kennels built and we’ve run a successful business for a number of years now. The new owners could continue with that business, convert the buildings into something else or simply take them down to create even more outside space. The possibilities are endless.”

“I’d say that this has to be the most unique property in North Oxford; it’s a real oasis, a place quite unlike any other,” says the owner. “What will we miss? Absolutely everything. I can’t imagine we’ll ever find another home in a setting quite as beautiful as this.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor
Stairs rise to the first-floor landing where you will find two further bedrooms and the family bathroom. The bedrooms both benefit from storage to the eaves and skylights which allows the natural light to flood into both bedrooms.





OUTSIDE

The outside of this property is truly phenomenal and in this location is almost unheard of. A gated private driveway allows for parking of twenty plus vehicles and the plot, which is close to 1.7 acres, has a phenomenal lake which is stocked with a variety of fish including 25 pound carp and is perfect for kayaks and rowing boats. There is a fully equipped gym and working kennels comprising 46 bays, 1 isolation bay, kitchen/food prep room, storage room and full grooming parlour with washroom and staff toilet, which are approximately 6000 sq ft in size. These kennels have created a great family business over the last 15 years and the dog grooming aspect of the business is currently booming. You will see an array of ducks and geese on the lake and the wildlife, including deer and birds, really do make this property in this location extremely unique.

















LOCAL AREA

Hillcrest is located just 3 miles from Oxford in Wolvercote and you have amazing access to everything you could possibly need. There's an array of the top schools in the country close by and Oxford, being just a ten minute drive away, affords you close proximity to all the shops and restaurants/bars that you could possibly need, and Oxford Parkway train station is just a 5 minute drive away.

Local Schools

| | |
|--------------------|-----------|
| St Edwards School | 1.9 miles |
| Oxford High School | 2.7 miles |
| Abingdon School | 11 miles |
| Cokethorpe School | 13 miles |
| Oxford University | 2.9 miles |

Train stations

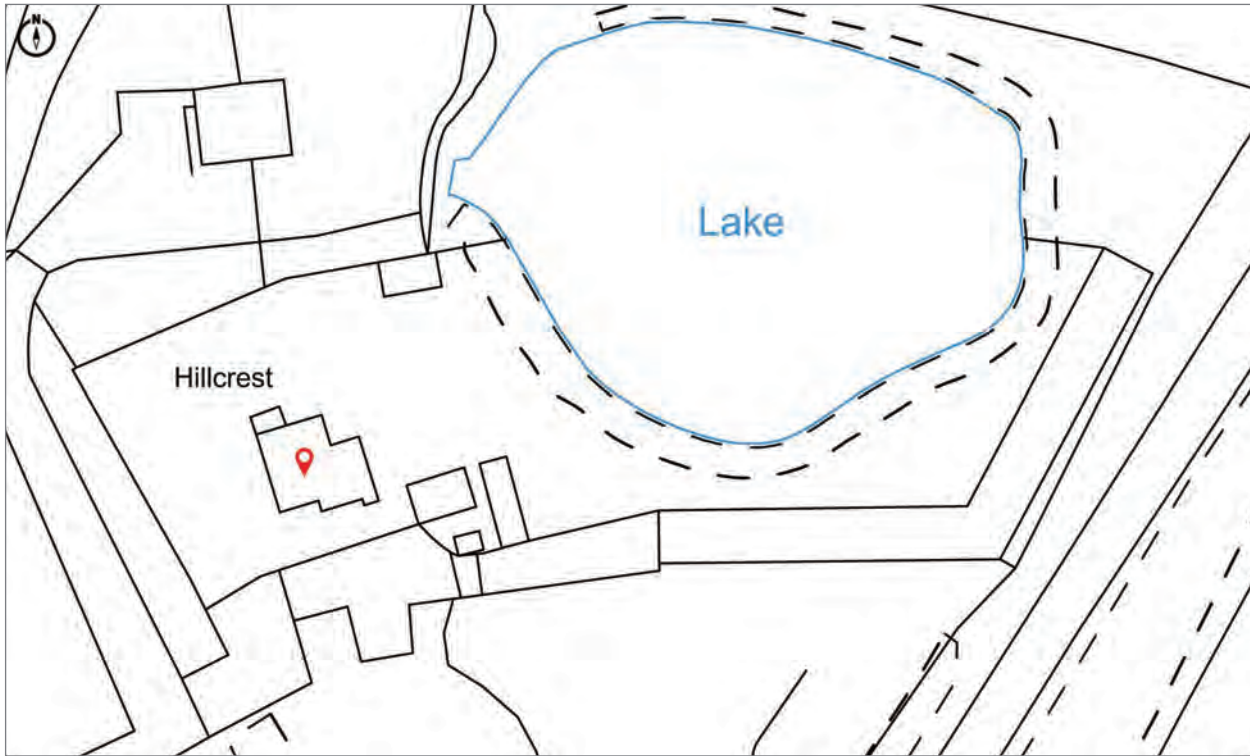
| | |
|----------------|-----------|
| Oxford Parkway | 1.7 miles |
| Didcot Station | 18 miles |



LOCATION



INFORMATION



Services
Mains water, oil tank and electricity.

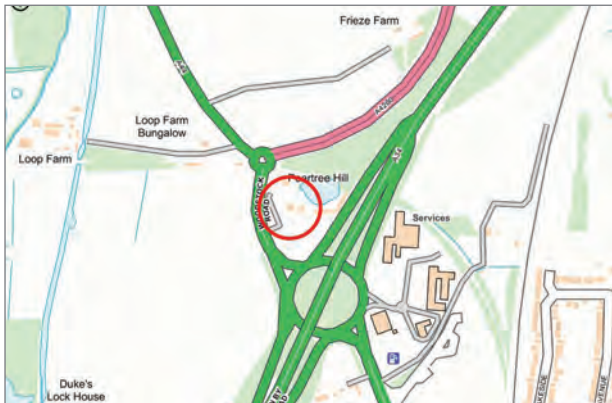
Tenure
Freehold

Local Authority
Cherwell

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01865 953244 / 07369 211 735

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

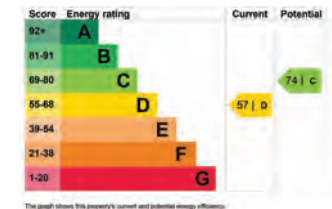
Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment



Hillcrest, Woodstock Road, Wolvercote, Oxford
Approximate Gross Internal Area
Main House = 1685 Sq Ft/157 Sq M
Kennel = 6001 Sq Ft/557 Sq M
Boiler Room & W.C. = 28 Sq Ft/3 Sq M



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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 and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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