





## ISIS HOUSE HARCOURT HILL OX2 9AS

5 bedrooms  
4 reception rooms  
4 bathrooms  
desirable edge of city location

### DESCRIPTION

Isis House is an attractive thatched property built by local builder, County Homes, and finished to a high standard. The accommodation is over three floors providing spacious living and entertaining space. The entrance hall leads to a generous dining kitchen with sliding doors opening onto a lovely terrace. There is a utility room to the side, with a vaulted ceiling and a dining room linking the kitchen and sitting room, perfectly arranged for entertaining.

The wonderful light sitting room has an inglenook fireplace and doors that open onto the garden on both sides. There is also a study and snug room with wood panelling on the ground floor and a cloakroom under the stairs. The main bedroom is on the first floor with views over Raleigh Park and an impressive ensuite bathroom and dressing area, with two further double bedrooms, one also with ensuite.

A family room is on the top floor with two window seats inviting you to sit and enjoy views of the Oxford spires in the distance. This room is linked to a small kitchen and a shower room which would be perfect for a nanny. There are two more bedrooms on the top floor.

Outside, there are gardens on three sides with beech and hornbeam hedging, lawned areas and borders stocked with spring flowers, the rear garden is terraced with a wonderful water feature and a super area perfect for outdoor dining. There is parking for several vehicles and a detached double garage at the front.

**A WONDERFUL FAMILY HOME OFFERING LIGHT AND SPACIOUS LIVING AND ENTERTAINING SPACE WITH BEAUTIFUL LANDSCAPED GARDENS ON THE WESTERN EDGE OF OXFORD.**





Harcourt Hill is a sought after and convenient area on the outskirts of Oxford, with substantial detached properties set in mature plots. It is very well situated for access into Oxford and for Oxford's excellent choice of schools, as well as access to the A34 northbound for connections to the M40 junction 9 and southbound to the M4 junction 13. There are also commuter services from Oxford mainline station to London Paddington in approximately 1 hour as well as coach services at Gloucester Green to London Victoria, Heathrow and Gatwick.

Further information:

Tenure: Freehold with vacant possession on completion.  
Services: All main services are connected.  
Local Authority: The Vale of White Horse District Council.  
Council Tax Band: G.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

## ADDITIONAL INFORMATION

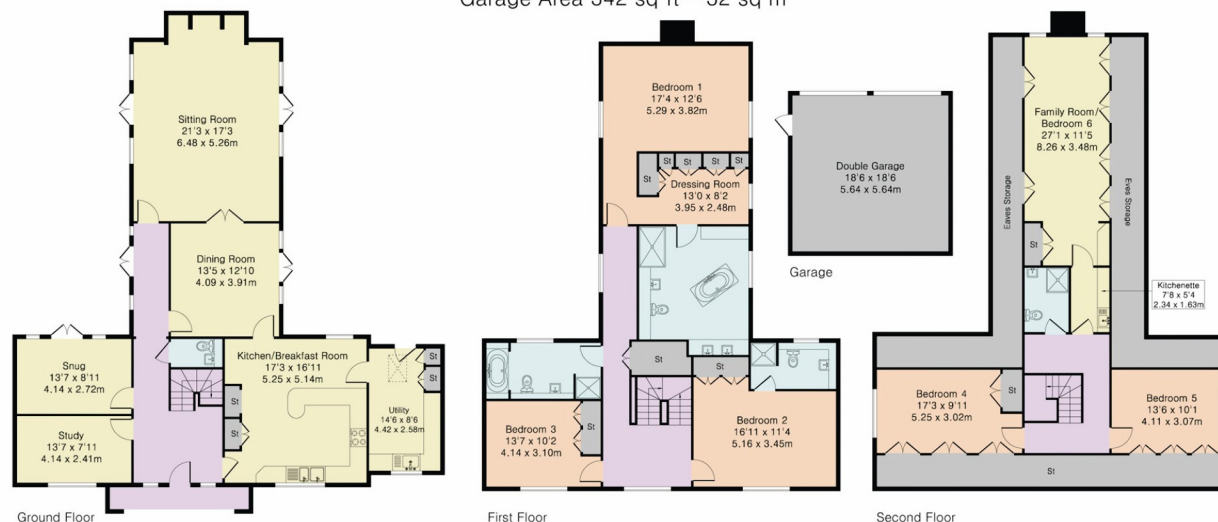
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX2 9AS





Approximate Gross Internal Area 3935 sq ft – 366 sq m  
 Ground Floor Area 1471 sq ft – 137 sq m  
 First Floor Area 1315 sq ft – 122 sq m  
 Second Floor Area 807 sq ft – 75 sq m  
 Garage Area 342 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Oxford 01865 511444**

oxford@carterjonas.co.uk

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

**carterjonas.co.uk**

Offices throughout the UK



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.