



Bagley Wood Road
Kennington

Carter Jonas

MOUNT HILL 32 BAGLEY WOOD ROAD KENNINGTON OX1 5LY

Kitchen/breakfast room · Sitting room · Dining room ·
4 bedrooms · 2 bathrooms (1 en-suite) · Triple garage
with room over · Workshop

DESCRIPTION

Set back in an elevated position on Bagley Wood Road, Mount Hill extends to over 2500 sq ft of accommodation with a triple garage with room over, a further useful outbuilding and a plot of just under half an acre. A gate at the end of the garden gives direct access into Bagley Wood, owned by St Johns College, who permit pedestrian access to all, thus there is easy dog walking.

The accommodation is arranged over two floors with the ground floor providing a large family kitchen with an Aga, a large dining room and a triple aspect sitting room with open fireplace. The first floor has a principal bedroom with stylish ensuite, three further bedrooms (two double and a single) and a family bathroom. There is a further room on the first floor adjacent to the principal bedroom which could be used for a number of purposes such as a study area, dressing area or nursery.

OUTSIDE

The property sits in an extensive plot, amounting to just under half an acre. There is ample driveway parking in addition to a triple garage with a car lift and three phase electricity. A room over the garage is currently used for storage and, subject to consents, it could provide further accommodation such as a home office. Adjoining the triple garage is a large workshop, and an additional brick built store.

The gardens are predominantly lawned with a number of established trees and a large patio area. There is an open bay timber outbuilding at the end of the garden. The property has an air source heat pump and solar photovoltaic cells to help with energy efficiency.

A DETACHED FAMILY HOUSE WITH VERSATILE ACCOMMODATION AND TRIPLE GARAGE SITUATED IN AN ELEVATED POSITION ON THE SOUGHT AFTER BAGLEY WOOD ROAD.



LOCATION

Bagley Wood Road is a highly sought-after, tree-lined setting characterised by a variety of individually designed homes. Perfectly positioned between Kennington and Boars Hill, the location offers a semi-rural atmosphere while maintaining excellent connectivity to Oxford.

Families benefit from access to many leading schools, several located within a few miles, and Oxford city centre lies just 3 miles away. The A34 and nearby train stations at Oxford and Radley provide convenient links to London and beyond. Bus stops within walking distance offer regular services into the city.

Kennington village is a short walk and provides everyday amenities including a Co-Op, Post Office, GP surgery, pharmacy and village pub. The area's natural surroundings are another key attraction, with easy access to Sandford Lock and the River Thames towpath—a picturesque route for walking or cycling into central Oxford.

ADDITIONAL INFORMATION

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

Directions: OX1 5LY

Tenure: Freehold

Council Tax: Band G

Vale of White Horse District Council

Mains water, electricity and drainage connected

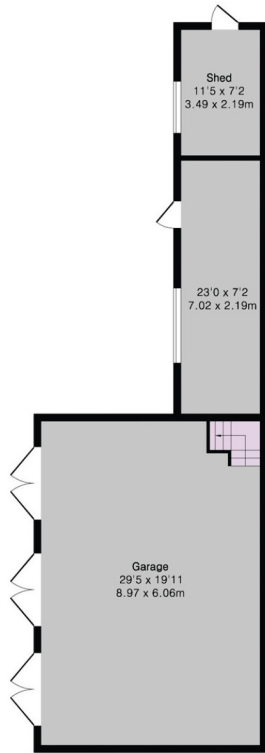
Air source heat pump for central heating and hot water

Solar photovoltaic panels

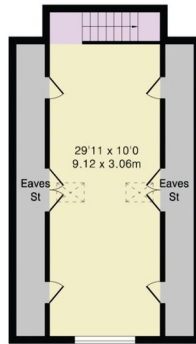


**Approximate Gross Internal Area 2282 sq ft - 212 sq m
(Excluding Garage)**

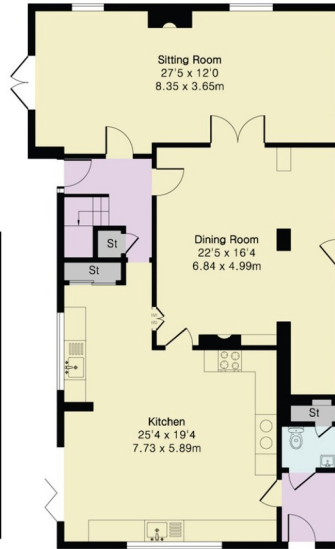
Ground Floor Area 1227 sq ft – 114 sq m
 First Floor Area 1055 sq ft – 98 sq m
 Garage Ground Floor Area 841 sq ft – 78 sq m
 Garage First Floor Area 295 sq ft – 27 sq m



Garage Ground Floor



Garage First Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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