



Stanton Road, Oxford
Oxfordshire, OX2



Beyond your expectations

An outstanding eight bedroom modern family house.

Hamptons International

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Entrance Hall | Cloakroom | Kitchen | Utility Room | Garden Room | Drawing Room | Dining Room | Family Room | Media Room | Games/Play Room | Gym | Eight Bedrooms (Six Ensuites) | Shower Room | Study/Home Office | Gardens | Parking.

Offers in excess of £1,950,000 Freehold

Description

A substantial seven bedroom detached family home which has been built in a contemporary style to benefit from the light and airy open plan living space. The property has been built to incorporate this prime location which is complemented by the arrangement of stylish and flexible accommodation arranged over four floors. The combined space measures approximately 5519 square feet of accommodation. The owners of this exceptional home have designed the property to the highest standards with block wall and solid concrete floors which provides excellent sound proofing and insulation, integrated mechanical heat exchanger system, triple glazing, LED lighting with mood function, TV, Satellite and CAT 5 cabling, under floor heating, remote control electric gates with entry system, landscape gardens with automatic sprinkler system and a 10 year warranty.

Outside

The property is accessed via gates to a gravel driveway with parking for several cars. To the rear the property benefits from a spacious garden which is mainly laid to lawn and benefits from a southerly aspect. The property also commands a far reaching countryside view.

Location

Just 3 miles to the west of Oxford this sought after residential location offers excellent access into the centre of Oxford, via Botley with its wide range of local amenities and mainline train station. There is also easy access to a number of arterial roads principally the A34

(Ring Road) and the A420 which in turn connects to the A40, M40, and M4. The historic City of Oxford offers a comprehensive selection of shopping, sporting, recreational, leisure and education facilities with nearby countryside footpaths and bridleways.

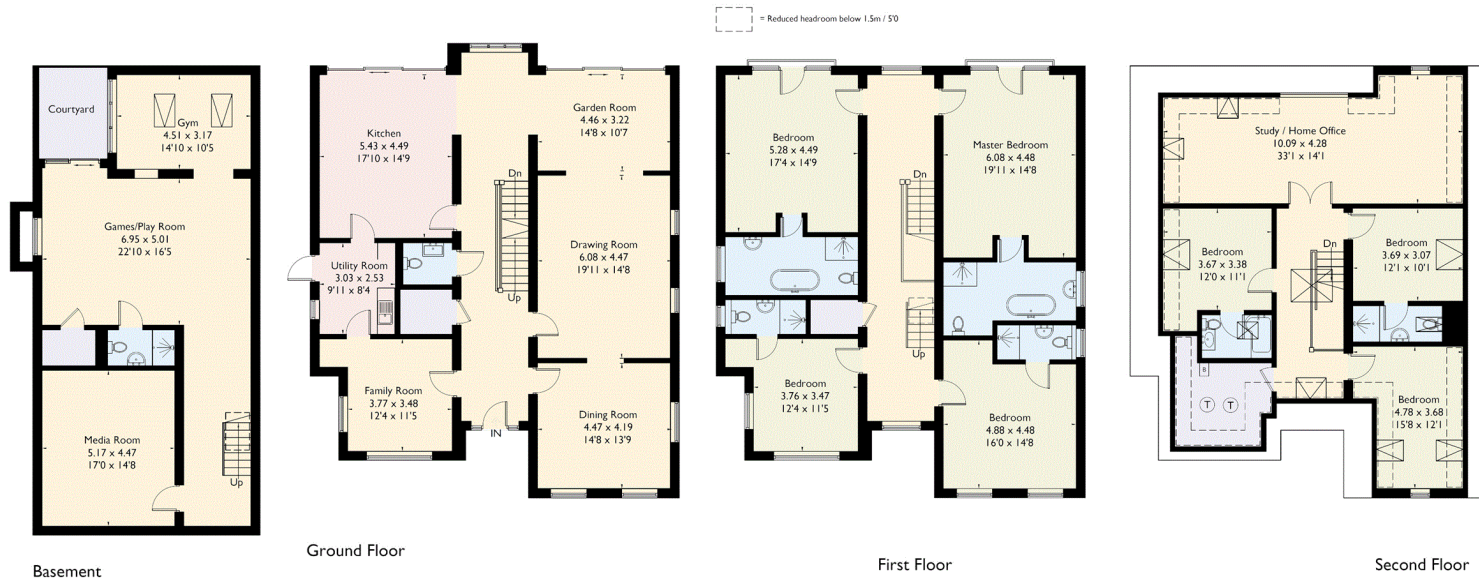
The property is conveniently positioned for both Oxford and Abingdon and the excellent choice of schools in the area including Chandlings, The Manor, St Helen and St Katherine, Magdalen College School, Radley College, Cothill, Our Lady's Abingdon, Abingdon School, The European School at Culham, Headington School, St Edward's, Oxford High School and The Dragon School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 414.8 sq m / 4465 sq ft
 Basement = 97.9 sq m / 1054 sq ft (Excluding Courtyard)
 Total = 512.7 sq m / 5519 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 166342

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

