



Eaglesfield

Headington, Oxford, OX3 0DN

[Humberts.com](https://www.humberts.com)

Guide Price £2,650,000

Freehold

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This substantial family home, set in an over an acre of beautiful woodland gardens, is a rare find in one of Oxford's most sought-after residential areas

INTRODUCTION

'Eaglesfield' is situated in a beautiful tree-lined private lane in the exclusive area of Jack Straw's Lane in Headington, and offers everything one could wish for in a family home. Dating from the late 1930s this elegant and well-appointed house has been imaginatively extended by the current owners and now boasts a stunning Kitchen and Principal Bedroom suite above, and with five double bedrooms and four bathrooms, there is ample space for families and for entertaining.

The property is set within a beautiful woodland garden of over one acre, and is surrounded by high hedges, so providing complete privacy. With the added benefit of ample parking, and being only a few minutes' walk from the John Radcliffe Hospital, this is an opportunity not to be missed and early viewing is strongly advised. Available with No Onward Chain.

Key Features

- ◆ Five double bedrooms (three en suite)
- ◆ Fabulous double-height Breakfast Kitchen/Dining room with five-oven Aga
- ◆ Two elegant reception rooms, each with log-burner
- ◆ Utility room and walk-in pantry
- ◆ Stunning architect-designed en suite bathroom
- ◆ Spacious downstairs wet room
- ◆ Guest bedroom with balcony
- ◆ Family bathroom
- ◆ Extensive garden of over an acre
- ◆ Terrace with outdoor dining area
- ◆ Ample parking
- ◆ Convenient for John Radcliffe Hospital, local shops and services
- ◆ Excellent transport links to city centre





THE PROPERTY

Situated on an exclusive private road in this sought-after area of Headington, the property is approached down its own long drive, then through a five-bar gate which opens on to a large, gravelled turning circle with a central lawn.

On the Ground Floor

Entering through the front door, the porch provides a useful lobby area for boots, etc., from which an inner glazed door leads into the central hallway. On the right is the Drawing room, with engineered hardwood floors, and a feature fireplace with log-burner. To the left is the comfortable and elegant Sitting room again with limestone fire surround housing a log-burning stove. A bay window overlooks the garden to the front of the property, while to the rear, paired doors give access to the Family room and kitchen/dining area beyond.

This magnificent space, with its high vaulted ceiling and abundance of large windows giving views out to the garden on three sides, is very much the heart of the house. Benefitting from underfloor heating throughout, the kitchen features a large central island with breakfast bar and sink, and a five-oven Aga, together with a full complement of built-in appliances, including twin dishwashers. There is a family seating area at one end, with paired glazed doors leading out to the terrace and outdoor dining area, while at the far end of the room is the dining area, with a second door leading out to the garden. There is also a walk-in Pantry. Returning through to the hall, a corridor leads through to the Utility room, and the generously proportioned downstairs shower/wet room. A glazed door leads from the utility room out to the side of the house.

Also included in the ground floor accommodation is the garage, currently utilised as a gym.







On the First Floor -

The sweeping staircase leads up to five double bedrooms (three of them en suite), and a family bathroom. The generously-proportioned principal bedroom features a large bay window and a range of wardrobes along one wall that provide ample storage space, while the adjacent dressing room offers still more. A concealed or 'pocket' door gives access to the magnificent en suite bathroom. This stunning space features a free standing designer bath, twin hand basins and a spacious walk-in shower. It benefits not only from underfloor heating, but also a sliding glazed door with Juliette balcony overlooking the garden below.

Next along the corridor is Bedroom 4, then Bedroom 2, also of a generous size and again featuring a large bay window that floods the room with light. This bedroom also benefits from an en suite shower room. On the opposite side of the house is Bedroom 3, which also has en suite shower room. Completing the accommodation is Bedroom 5, a delightfully sunny dual-aspect room with large glazed panel doors that open on to a balcony with lovely views towards the trees over the garden. At the end of the corridor is the Family bathroom.









OUTSIDE

The property is approached along a private driveway lined with beach hedges on each side, then through a five-bar gate that opens on to a sizeable gravelled turning circle with central lawn, and which provides ample parking for a large number of vehicles. To the front and side of the property a west-facing area of garden closest to the house is arranged with a variety of shrubs and flowerbeds, and espaliered apples, pears and plums. To the rear, there is a paved area of terrace, ideal for outdoor dining. This overlooks a broad expanse of lawn that then gives way to a beautiful but less structured woodland garden, through which a number of paths wind between mature sycamore, oak and ash trees. From their branches one can see suspended several swings, rope ladders, and a tree house. This lovely setting therefore provides space for entertaining, recreation and relaxation for all ages.

Within the garden are also three timber sheds, a log store and bicycle shed. The whole is enclosed by high hedges and screened by a number of sizeable trees, ensuring complete privacy.





Jack Straws Lane, Headington, Oxford, OX3

Approximate Area = 3244 sq ft / 301.3 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 3400 sq ft / 315.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024
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LOCATION

Jack Straw's Lane is one of Oxford's most exclusive residential areas, the properties each tucked away down winding tree-lined lanes and private roads. There are also numerous parks, playing fields and open spaces, with the leafy tranquillity of Doris Field Nature Reserve just moments from the house.

The amenities of Headington's bustling high street with its range of supermarkets, independent shops and restaurants, are within easy reach only 1200 m away, and the Saturday street market, attended by a variety of artisan food suppliers, is also very popular with locals.

At the heart of the area is the university hospital complex, which includes the John Radcliffe, Churchill and Nuffield Hospitals, and many local residents are connected with the healthcare sector in view of the ease of access to the hospitals, all of which are close by. Headington also boasts a number of outstanding schools, notably Headington Girls', Oxford High, and Rye St Antony, with Magdalen College School also in easy reach. Headington is also home to the main campus of Oxford Brookes University.

There are excellent transport links into the city centre and being on the Eastern edge of the city with ready access to the ring road, Headington is also ideally located for those needing convenient links to the M40 and wider road network, as well as Heathrow airport, with regular coach services leaving from Headington High Street.

Approximate distances:

John Radcliffe Hospital	1.0 km
Churchill Hospital	2.3 km
Headington High Street	2.1 km
Oxford Rail Station	3.9 km
M40 to London (Thame)	14.8 km

ACCOMMODATION

Ground Floor

Kitchen/Dining Room: 9.93 x 4.83 m 32'7" x 15'10" ft)

Family Room: 3.81 x 3.10 m (12'6" x 10'2" ft)

Pantry: 2.46 x 2.18 m (8'1" x 7'2" ft)

Utility Room: 4.44 x 2.84 m (14'7" x 9'4" ft)

Drawing Room: 6.05 x 4.85 m (19'10" x 15'11" ft)

Sitting Room: 6.05 x 4.57 m (19'10" x 15'0" ft)

Dining Room: 4.75 x 3.86 m (15'7" x 12'8" ft)

Kitchen: 4.24 x 4.04 m (13'11" x 13'3" ft)

Shower Room: 3.16 x 1.62 m (10'4" x 5'4" ft)

First Floor

Bedroom 1: 6.22 x 4.50 m (20'5" x 14'9" ft)

Bedroom 1 En suite: 5.76 x 3.09 m (18'11" x 10'2" ft)

Bedroom 1 Dressing Room: 4.93 x 2.69 m (16'2" x 8'10" ft)

Bedroom 2: 4.98 x 4.09 m (16'4" x 13'5" ft)

Bedroom 2 En suite: 2.35 x 1.62 m (7'9" x 5'4" ft)

Bedroom 3: 3.73 x 3.30 m (12'3" x 10'10" ft)

Bedroom 3 En suite: 2.03 x 1.87 m (6'8" x 6'2" ft)

Bedroom 4: 3.68 x 3.15 m (6'8" x 6'2" ft)

Bedroom 5 : 3.53 x 3.17 m (11'7" x 10'5" ft)

Family Bathroom: 3.02 x 2.43 m (9'11" x 8'0" ft)

Garage: 4.93 x 2.92 m (16'2" x 9'7" ft)

Total Internal Area: 315.7 m² (3,400 ft²)

Garden: 1.04 Acres (4,218 m² /45,402 ft²).

SERVICES

Mains water, drainage, gas-fired central heating.

CONSTRUCTION

Brick, with tiled roof. Detached.

LOCAL AUTHORITY

Oxford City Council, Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Rated C.

MOBILE COVERAGE

Three, EE, O2

BROADBAND AVAILABILITY

Ultrafast Fibre Broadband - up to 1000 Mbs download speed

FLOOD RISK

None

COVENANTS

None

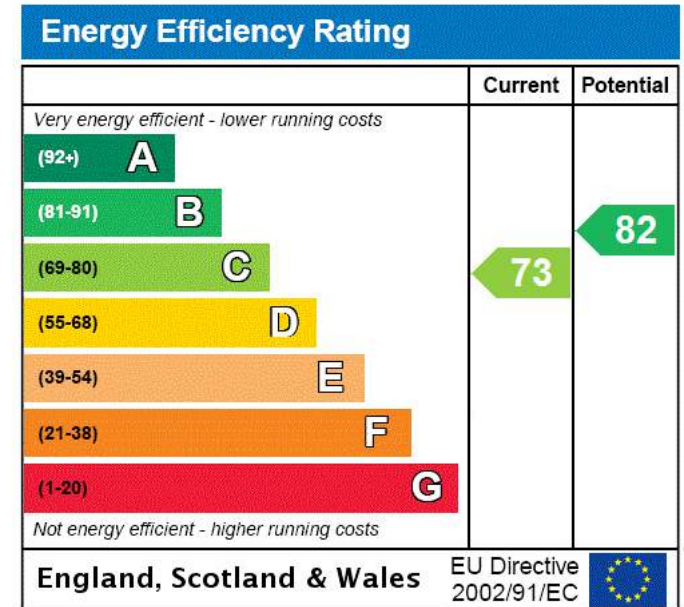
PLANNING CONSENTS

None

VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on **01865 306 630** or email **Oxford@humberts.com**

Directions: [what3words///museum.wishes.healthier](https://www.what3words.com/museum.wishes.healthier)





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