



6 Blenheim Drive, Oxford, OX2 8DG

Guide Price £785,000

## Ideal Homes exhibition-winning design from 1965, hidden away in wonderful surroundings reached via its own drive

Unique 4 bedroom detached house with private drive, extensive gardens and planning in place for a 2 bedroom annex, situated in a quiet North Oxford side road.

Built in 1965, 6 Blenheim Drive is a one-off build which won awards at the Ideal Home exhibition that year. Unusually for most in the area the house is reached via a lengthy (50 metre) dedicated driveway and consequently the plot is set away from most other properties, offering a fantastic seclusion. It is a wonderfully light house with large glazed areas, well proportioned rooms, garage plus parking, and a wonderful garden. The vendors recently had planning permission granted (12/01884/FUL) for a two storey extension which would provide significant extra space, including two further bedrooms, bath, reception and utility rooms. A copy of these plans is available on request.

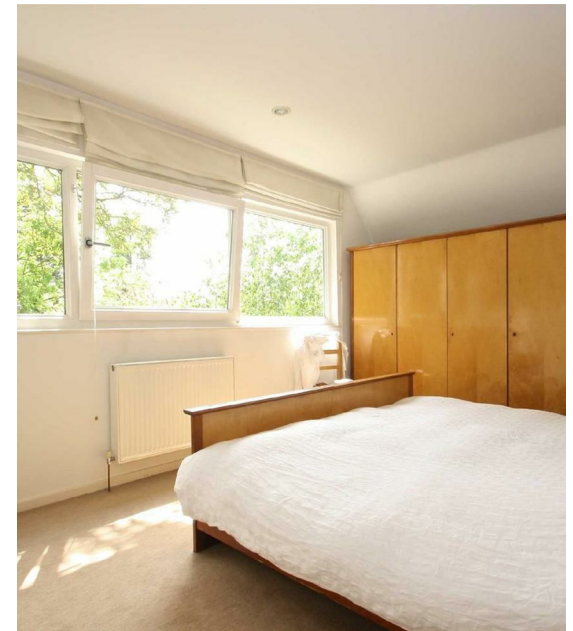
Entering the house the first impression is of light and space. The entrance porch, which includes an internal door into the garage, leads through a glass door into a wide hall with teak floor and Iroko wood teak stairs rising ahead of you, both areas are surprisingly large and very practical. To the right the cloak room has been refitted smartly and opposite it are a range of cupboards offering great storage. Beyond this is the fourth bedroom, currently used as a study and lined with shelves on all sides (available separately if desired). The living room is spacious, features a fireplace and is double aspect (including a door to a terrace and the garden) hence flooded with good natural light. Adjacent to this the dining room is also an ample size and a particularly lovely feature is the window affording a view of the garden. A further door leads into a well stocked modern kitchen with a wide range of units over a tiled floor. The sink is set in front of the windows facing the garden, and there is a further glazed door to the garden. As an addendum to the kitchen the garage has been extended to include space and plumbing for washing machine/ tumble drier etc.

Upstairs the master bedroom is a generous size and is equipped with a large integral wardrobe. Bedroom two is a similar size and also features an integral wardrobe. Bedroom three, while a little smaller, looks down the wonderful gardens and also has a deep integral wardrobe. Serving all three is a modern bathroom with a bath over which is a shower with screen, plus there is ample storage with various cupboards. Access to the loft is via either a hatch or, unusually, a stair ladder hidden in a cupboard! The roof pitch is quite steep hence the storage space offered is generous (3.5 x 10 metres), with full flooring plus there is lighting and shelving.

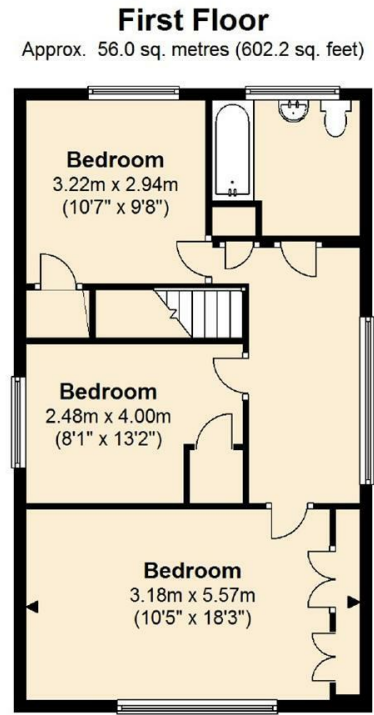
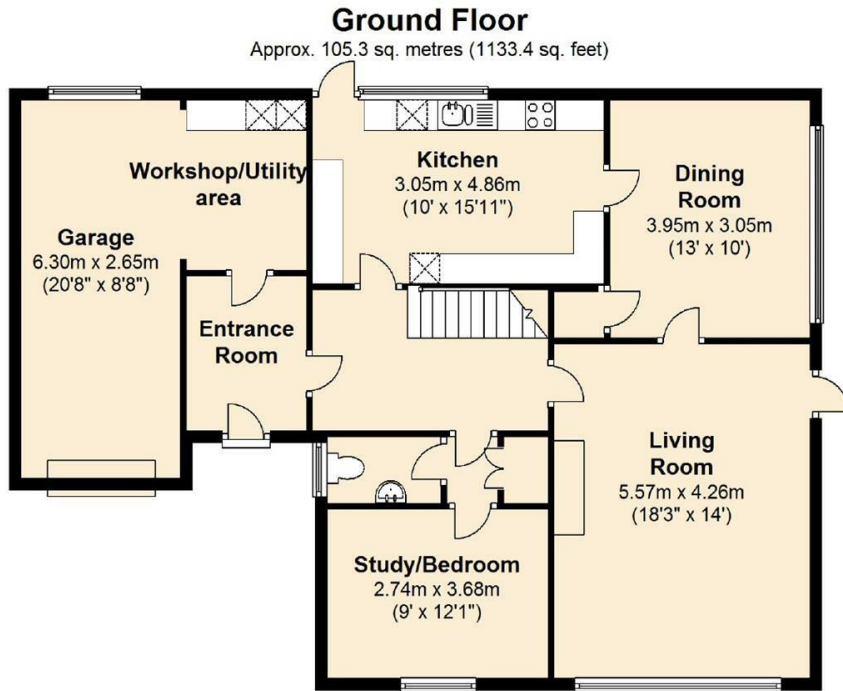
Outside the property is some really exciting space. The driveway is gravelled and leads between other plots some distance to parking for several cars. On the left there is a concrete hard standing originally put in place for washing cars, and adjacent to this is a bicycle shed. There is a small grass area to the right boxed in with low box hedges and there is a path leading to a wall with a secure side gate to the garden. Once through that gate the garden opens up ahead. It has been professionally designed so that each space is orientated to catch sun at different times of day. Immediately ahead a paved terrace area offers seating space around a Koi Carp pond with water feature. The hedging to the left continues round to the other terrace which is paved in the same material. The main feature is a lengthy lawn, this is flanked by some charming trees and shrubs on both sides. To the rear tall hedges on either side mask the barbeque area and a further shed from view but there is quite a lot of extra space hidden away including further seating. There is also a substantial greenhouse sturdily built with a concrete and brick base which is equipped with both water and power supplies.

Mains water, gas, electricity  
Oxford City Council  
Council tax band G  
£2,687-67 p.a. 2013/14

- Wonderful light and space
- Living and dining rooms
- Garage, drive and parking
- Exceptional seclusion
- Good sized modern kitchen
- Beautiful, extensive gardens
- Four bedrooms
- Bathroom and cloak room







Total area: approx. 161.3 sq. metres (1735.7 sq. feet)

These floor plans are just for demonstration purposes only and no measurement is to scale  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	65	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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