



Shotover Hill, Shotover, Headington, OX3

Guide Price £1,795,000

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Built in 1989, this striking contemporary home has been thoughtfully designed to make the most of its exceptional woodland setting. Set within approximately 0.75 acres of private grounds, the property enjoys delightful views from every room, with an abundance of natural light creating a wonderful sense of space throughout. The accommodation is both versatile and well-proportioned. The ground floor comprises an inviting entrance hall, cloakroom, study/bedroom five, and an impressive sitting room featuring floor-to-ceiling windows and an open fireplace. There is also a snug/dining room and a well-appointed kitchen, ideal for both family living and entertaining. On the first floor are four bedrooms, two of which benefit from ensuite facilities, together with a family bathroom and a galleried TV area. Stairs rise to the second floor, offering a unique and flexible space suited to a variety of uses. The lower ground floor provides a superb one-bedroom annexe with private external access, in addition to a shower room with sauna, swimming pool and Jacuzzi, workshop, and two further reception rooms. Externally, the property is approached via a private driveway and benefits from a car port and double garage. The surrounding 0.75 acres of woodland grounds transform beautifully with the seasons, including a breath taking carpet of bluebells in spring. There is also direct access to Shotover Hill, where an abundance of scenic walks and woodland trails can be enjoyed.

Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

enquiries@southoxon.gov.uk

Tel: 01235 422422





Situation

Nestled within the wooded slopes of Shotover Hill, just east of Oxford, this exceptional location offers a rare blend of seclusion and accessibility. Renowned for its elevated position and panoramic views across the Oxfordshire countryside, Shotover Hill is one of the city's most sought-after residential settings. Surrounded by protected woodland and nature reserves, the area provides a peaceful, semi-rural atmosphere while remaining only a short drive from Oxford's historic city centre, 1 mile from Headington and its excellent range of amenities and hospitals. Residents enjoy immediate access to scenic walking trails, abundant wildlife, and breath taking viewpoints, all contributing to a tranquil yet well-connected lifestyle. Despite its countryside feel, Shotover Hill benefits from convenient links to the Oxford ring road, the A40 and M40, offering straightforward routes to London and the wider region. The area offers fantastic access to some of Oxford's finest schools including Headington Rye Oxford, Christ Church Cathedral School and Magdalen College. The area perfectly balances privacy, natural beauty, and proximity to the cultural and commercial attractions of Oxford.



Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating C

Services

All mains services. Private septic tank.

Tenure & Possession

The property is freehold and offers vacant possession upon completion.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Council Tax

Council Tax band G amounting to £4,124.07 for the year 2025/26

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re

check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts



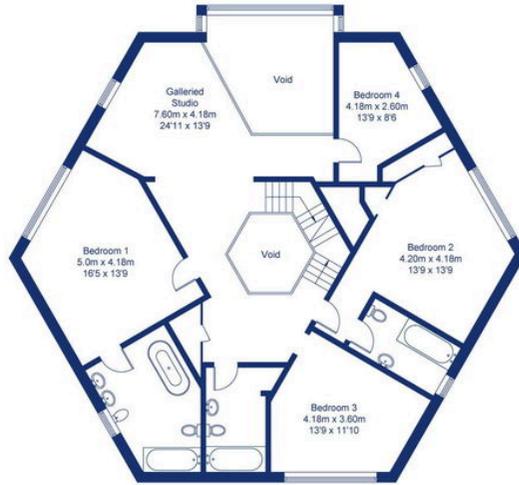
Approximate Gross Internal Area = 511.0 sq m / 5500 sq ft

Garage = 31.50 sq m / 339 sq ft

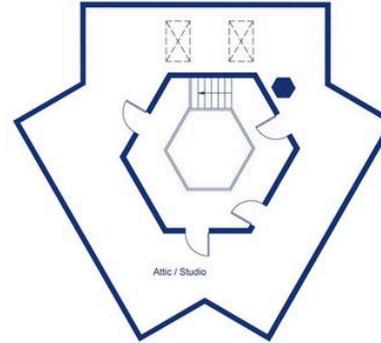
Total = 542.50 sq m / 5839 sq ft

For identification only - Not to scale

 = Annexe



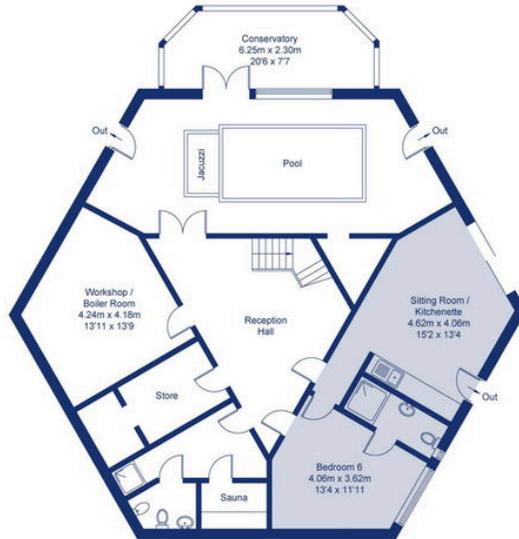
First Floor



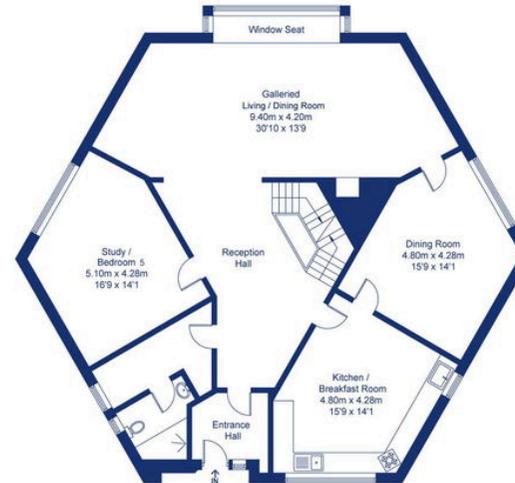
Attic / Gallery Area



(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor

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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.