



HAMELS

Hamels Lane, Oxford, Oxfordshire OX1 5DJ

Carter Jonas

HAMELS, HAMELS LANE OXFORD, OXFORDSHIRE OX1 5DJ

DESCRIPTION

Nestled within its own private grounds and enclosed by majestic mature trees, this exceptional property offers a truly unique and tranquil countryside setting within minutes of Oxford city centre. From its elevated position, the house commands breathtaking far-reaching views across its private grounds and the countryside beyond, evoking a magical haven with a deep sense of peace and natural beauty. Every room and terrace from the house has been thoughtfully designed to capture the setting creating a seamless connection between indoor and outdoor living.

Originally constructed in the 1920s, the home boasts a fascinating provenance as featured in an article in a 1923 issue of Country Life. Its origins lie in an oak barn that was carefully transported from Hertfordshire and reconstructed on the site of Hamels. Following a fire in the late 1970s, the house was sympathetically rebuilt in 1980 by the current owners, incorporating many original features including beams, doors, and the striking fireplace and chimney in the sitting room. Further extensions have been added in recent years, enhancing its scale and functionality.

Spanning three floors, the accommodation is both generous and versatile, ideal for family life and entertaining with each room enjoying the magnificent setting. Entry is via steps from the driveway leading to the front porch. The ground floor features a spacious entrance hall with a stained-glass panel overlooking the indoor swimming pool below. This leads to the principal drawing room, a beautifully proportioned space with terrace access and the lovely feature of the original large open brick fireplace. At the other end of the house are a sitting room and formal dining room, connecting to the kitchen/breakfast/family room, the heart of the home a perfect space for everyday living and entertaining. The kitchen includes an island unit, pantry, and integrated Miele appliances, while the sitting and dining rooms benefit from dual aspect views. All these rooms open onto an expansive terrace, perfect for alfresco living. A cloakroom and utility room complete the ground floor.

The lower ground level is dedicated to leisure, featuring an indoor swimming pool with tidal wave function, a separate jacuzzi, and a sitting area with woodburning stove.

AN EXCEPTIONAL FAMILY RESIDENCE NESTLED WITHIN 9.25 ACRES OF LANDSCAPED GROUNDS IN THE HIGHLY SOUGHT-AFTER BOARS HILL, JUST MOMENTS FROM OXFORD. ENJOYING A SECLUDED AND STUNNING SETTING WITH FAR REACHING VIEWS, THIS UNIQUE PROPERTY FEATURES A CHARMING ONE-BEDROOM OAK-FRAMED COTTAGE, SEPARATE ANNEXE, GARAGING, TENNIS COURT, INDOOR SWIMMING POOL, AND A PRIVATE FIVE-HOLE GOLF COURSE OFFERING A RARE COMBINATION OF LUXURY, PRIVACY, AND RECREATIONAL





Natural light floods the space through floor to ceiling windows and fully glazed doors that open to a terrace equipped with an awning, outdoor heaters, and a firepit area. This level also includes a changing room with cloakroom and shower. Completing the lower ground floor, a spiral staircase leads from the kitchen to a boot room and cloakroom, with internal access to a three-car garage and the pump room.

Upstairs, the first floor offers four spacious bedrooms, each with en suite bath or shower rooms. The principal suite stands out with its private balcony overlooking the gardens, a bathroom with both bath and shower, and walk-in wardrobes. The remaining bedrooms feature charming window seats, with one enjoying a separate sitting area. A storage room completes this level.

The second floor has been designed as a flexible annexe or workspace in mind. It includes a bedroom with sitting area, two bathrooms, a study/storage room, and a further bedroom currently set up as a home office with its own sitting area, ideal for remote working or guest accommodation.

OUTSIDE

The setting is one of the property's most striking features, just moments from Oxford, yet offering complete privacy and breathtaking views across its expansive 9.25-acre grounds.

Approached via a private lane, the entrance to Hamels is discreetly set behind electric gates that open onto a driveway, leading to generous parking areas in front of the house and the open bay garaging.

Formal gardens and terracing, enhanced by exterior lighting, are laid out beside the house and gently slope down toward a picturesque lake. A stream meanders through the grounds, feeding into a pond and eventually the lake, which features a central island and fountains. The grounds also include a five-hole golf course, a recently resurfaced, floodlit hard tennis court, additional garaging and storage sheds. A charming summer house is perfectly positioned to capture the evening sun and panoramic views of the grounds. Two gates along the perimeter of the property offer direct access to the adjoining Bagley Woods, further enhancing the sense of seclusion and natural beauty.









COTTAGE & ANNEXE

Nestled within the grounds is an appealing oak-framed cottage, ideal for guests or extended family. This ancillary accommodation with underfloor heating throughout, includes an open-plan kitchen, dining, and sitting area with French doors opening onto a private terrace and the surrounding gardens. The cottage also features a double bedroom, a wet room, and a dressing room fitted with handcrafted oak cupboards.

Adjacent to the cottage is a cleverly converted annexe, fashioned from storage containers. This additional living space comprises a comfortable one-bedroom layout with a kitchen and sitting room, offering further flexibility for guests, staff, or independent living.

Altogether, this exceptional property blends character, comfort, and modern convenience in one of Oxford's most sought-after locations.





SITUATION

Boars Hill is a sought-after residential area famous for its wooded rural setting, just four miles from the centre of Oxford which provides a wide range of shopping, cultural, recreational and educational facilities. Properties in Boars Hill are highly desirable because of their close proximity to the city combined with the area's rural charm.

It is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, with the regional centres of Newbury and Swindon also within easy reach. Communications by rail are also excellent, with fast trains from either Oxford or Didcot to London Paddington taking from 51 minutes and 38 minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone.

Oxford is globally renowned for its University. There is an equally outstanding selection of local schools, such as Chandlings Manor, The Manor, St Helen's & St Katharine's, Magdalen College, Radley College, Cothill, and Abingdon School, The European School at Culham, Headington School, Oxford High, St Edward's, and The Dragon. Many of these schools are conveniently accessible via bus services from Boars Hill.

ADDITIONAL INFORMATION

Viewings: Strictly by appointment with Carter Jonas 01865 511444

Services: Mains services connected. Gas fired-central heating.

Tenure: Freehold with vacant possession on completion.

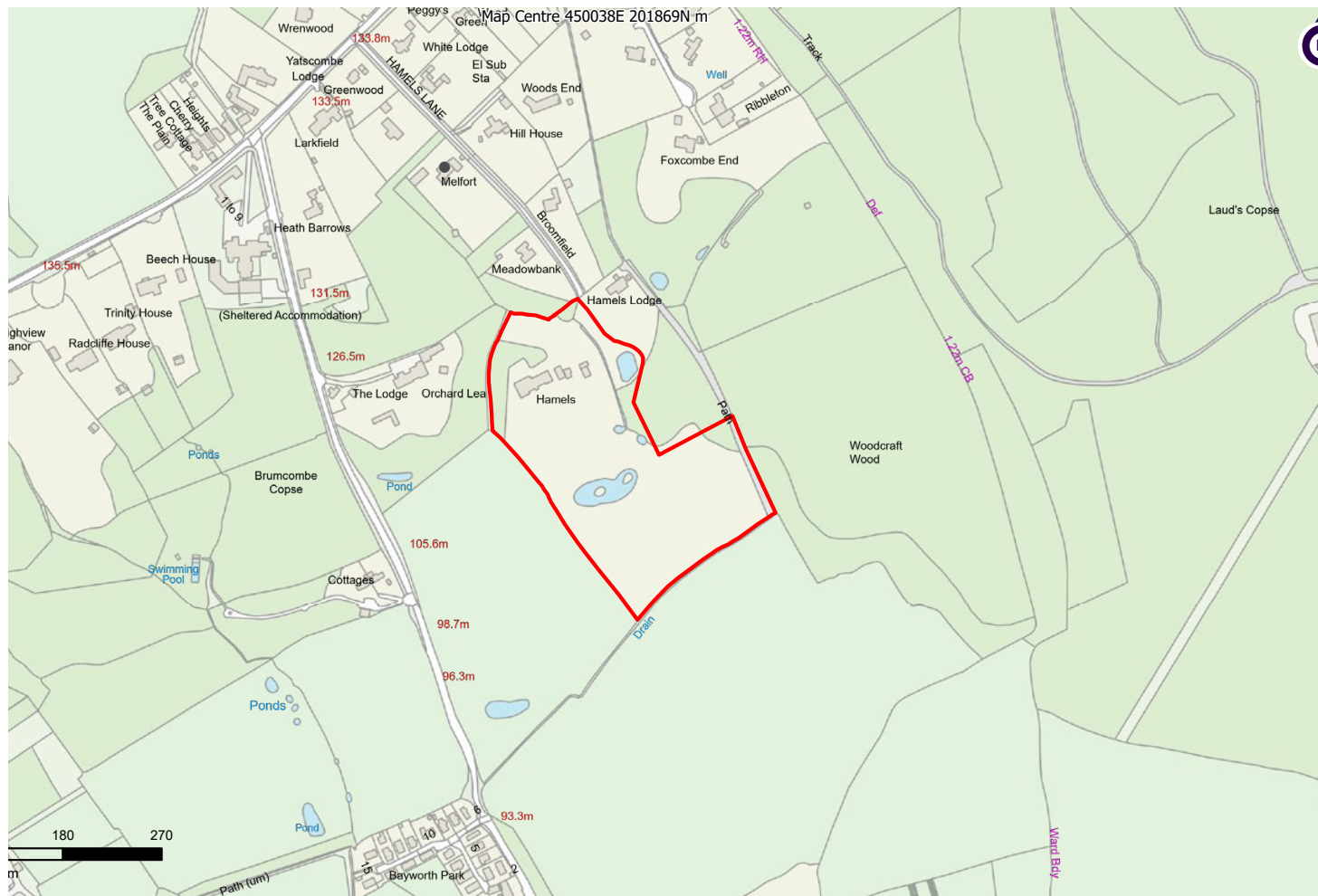
Council Tax: Band G

EPC: Main house - D. Cottage - F. The Cabin - D.

Local Authority: Vale of White Horse District Council

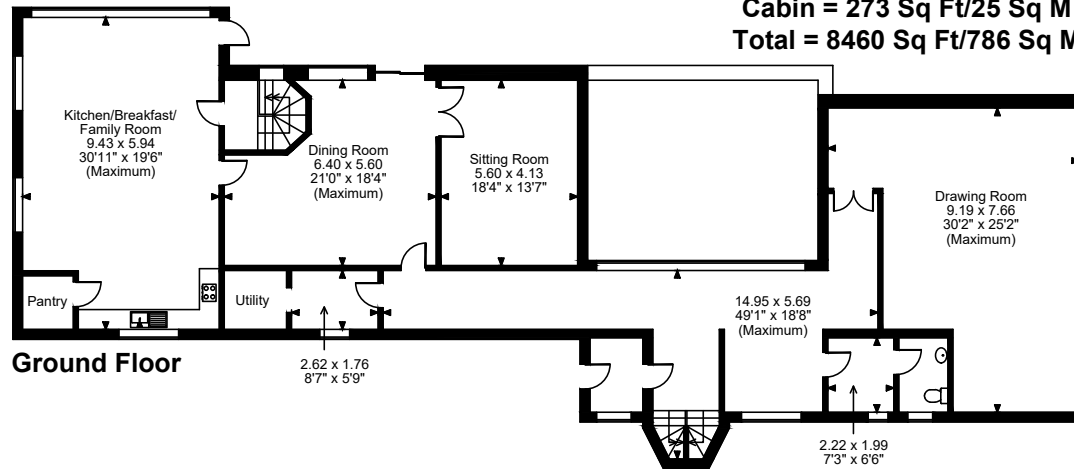
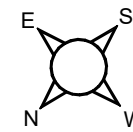
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Broadband speeds can be checked here: checker.ofcom.org.uk.

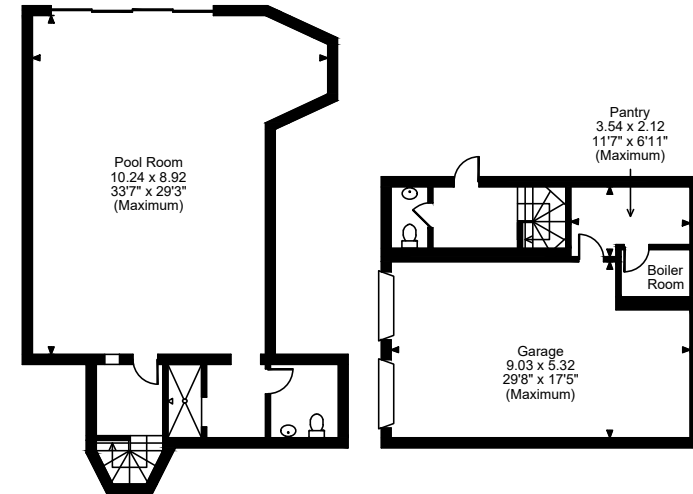




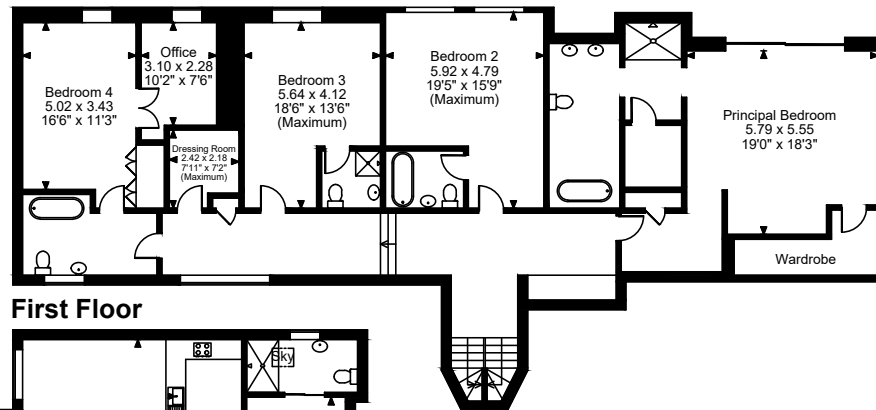
Hamels, Hamels Lane, Oxford
Approximate Gross Internal Area
Main House = 6974 Sq Ft/648 Sq M
Garage = 605 Sq Ft/56 Sq M
Lodge = 608 Sq Ft/56 Sq M
Cabin = 273 Sq Ft/25 Sq M
Total = 8460 Sq Ft/786 Sq M



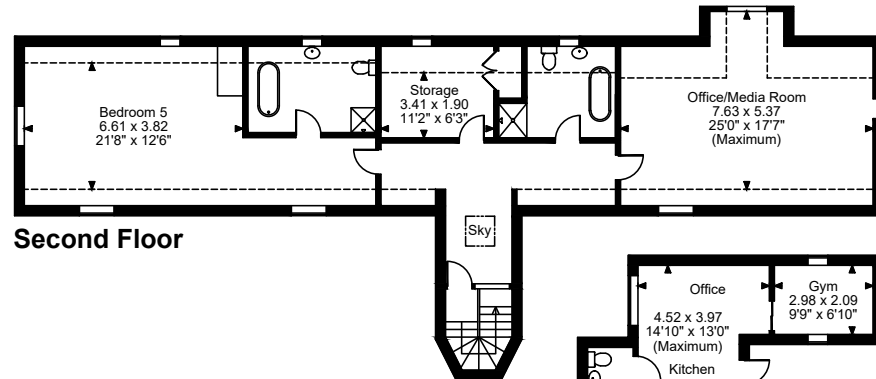
Ground Floor



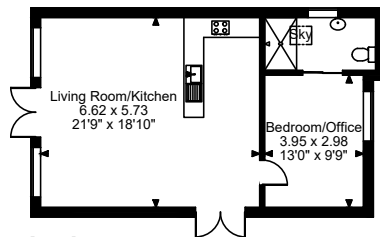
Lower Ground Floor



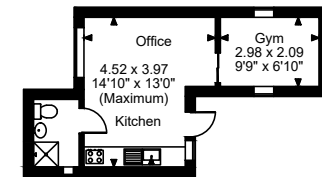
First Floor



Second Floor



Lodge



Cabin

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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