



## 2 Harberton Mead

Headington, Oxford

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A substantial residence of approximately  
7600 Sq Ft set on a private road  
within nearly an acre of gardens  
in the Headington Hill  
conservation area

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2 Harberton Mead, Oxford, OX3 0DB

Oxford City centre 1.9 miles, Summertown 2.4 miles,  
Oxford Parkway Station 4.6 miles (London, Marylebone 54 minutes),  
Oxford Station 2.3 miles (London Paddington 55 minutes)

Rye St Antony School 0.3 miles, Headington Girls 0.9 miles,  
Oxford High School 2.7 miles, The Dragon and Lynams 3.2 miles, St Edwards 2.9 miles





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*Features:*

Main House (circa 1909):  
Sitting Room, Reception room, 2 Kitchens,  
Cloakroom, Entrance Hall,  
13 Bedrooms, 4 Bathrooms

Extension (1964):  
Library, Chapel, Kitchen, 11 Bedrooms, 4 Bathrooms

Outbuildings:  
Single garage, Laundry room, Boiler Room

Outside:  
Driveway for multiple cars, Mature gardens, Terrace

About 1 acre

EPC rating E

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### 2 Harberton Mead

A substantial property built in 1909 as one of three houses which originally formed Harberton Mead. Known historically as St. Catherine's, 2 Harberton Mead was bought and used as a convent for fifty three years. The house was formerly a wonderful seven bedroom, three reception room family home which was adapted in the 1960's to accommodate students. The original house enjoyed large reception rooms and bedrooms arranged over three floors. The main house could very easily be restored to its former glory and transformed into a spectacular family home within mature and beautiful gardens. The house is sited in an elevated position looking over the gardens and Harberton Mead to the West.

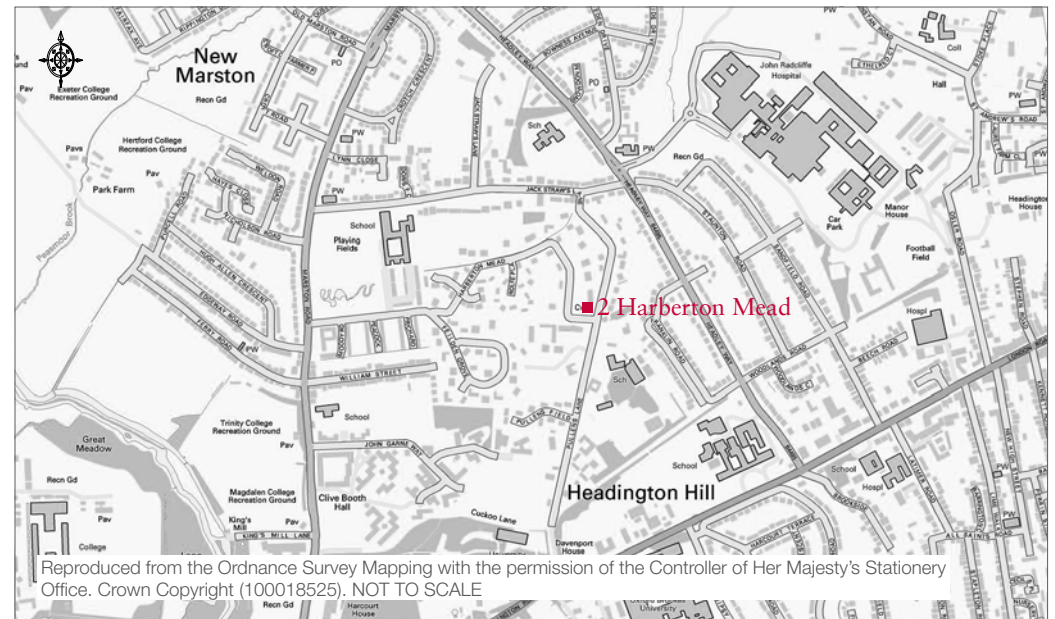
The plot also holds much potential to redevelop subject to planning. A planning brief prepared by Strutt & Parker is available. The property currently has consent for C2 (\*) use therefore would require planning permission to become a residential property.

\*C2 is defined as: Residential institutions, residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

### Location

Harberton Mead is a private road set within the Headington Hill conservation area. The road provides access to a small number of large houses and enjoys quiet surroundings whilst being close to Headington, the city centre, Brookes University and a variety of excellent schools. Headington has a range of shops, public houses, restaurants, cafes and supermarkets. Headington also has three hospitals; Nuffield Orthopaedic Centre, John Radcliffe Hospital, and Churchill Hospital.

Harberton Mead is conveniently placed for transport links with stops for the Oxford Tube, X90 and the airline just 0.7 miles away providing buses into London every 20 minutes and to Gatwick and Heathrow every 30 minutes. There are also regular buses into the city centre and into Headington from London Road. Oxford train station is 2.3 miles away providing links into London, Paddington from about 55 minutes and Oxford Parkway is 4.6 miles away with trains into London, Marylebone from 54 minutes. Junction 8 of the M40 is just 8 miles away and can be accessed via the A40.



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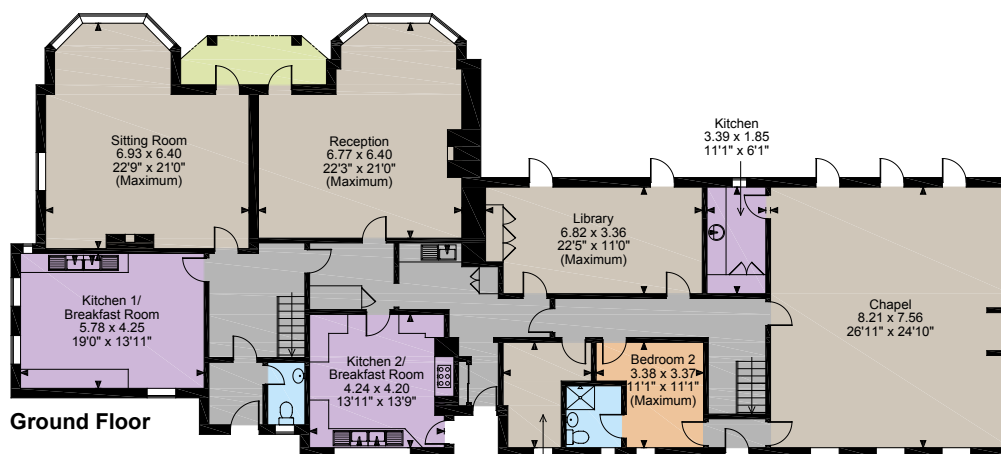
Property details



Services: Mains gas, water, electricity and drainage are connected to the property.  
Gas fired heating.

Local Authority: Oxford City Council,  
St Aldates Chambers, St Aldates, Oxford,  
OX1 1BX. Tel. 01865 249811.

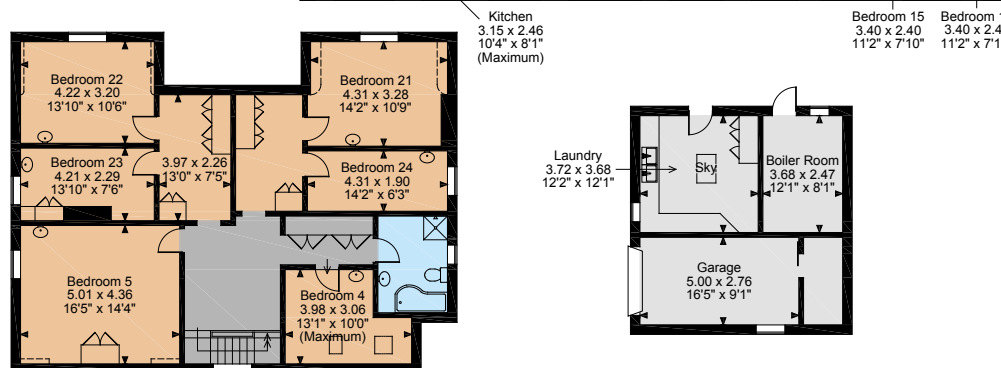
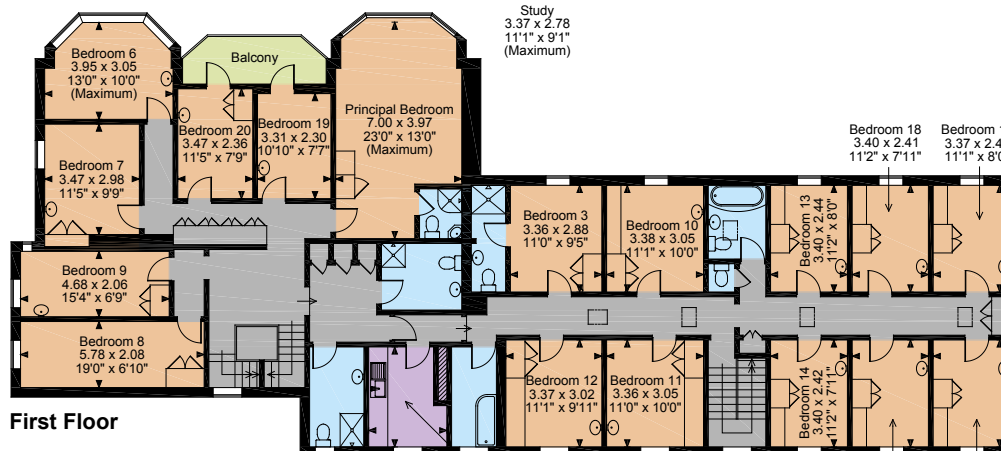
Directions: From Summertown head East on the Marston Ferry Road, go straight ahead at the mini roundabout then turn right at the next mini roundabout onto Marston Road. After about 0.4 miles turn left onto Jack Straw's Lane. Take the right fork to continue along Jack Straw's Lane at the top of the hill and then take the first right onto Harberton Mead. The property can be found immediately on your right hand side.



Floorplans for 2 Harberton Mead, Headington, Oxford

Approx gross internal area\*:  
Main House internal area 7,633 sq ft (710 sq m)  
Garage internal area 190 sq ft (18 sq m)  
Laundry & Boiler Room internal area 253 sq ft (23 sq m)

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