



Anonymous man's home up for £2m

An anonymous developer who built a modernist eco-home on the edge of Blenheim Park in Woodstock two years ago has put it up for sale at £2m.

Designed by Oxford architect Adrian James, the house is named Flying Fish, after an modern sculpture in the garden.

Joint agents Kemp & Kemp and Breckon & Breckon say the house is owned by "an enigmatic developer whose projects in Oxford are well known, but he remains anonymous and something of a conundrum".

The house, built two years ago, overlooks the palace's Queen Pool.

Gavin West, of Kemp & Kemp Residential, said: "There are very few houses in Oxfordshire that come close to claiming the eccentrics of Flying Fish House."

"Heating and hot water are provided by a ground source heat pump that is astonishingly efficient and economical to run. One unit of electricity can create seven units of heat."

"Heat is also circulated by the heat recovery system that recycles the heat generated from the glass roofs, the kitchen and



the bathrooms and this gives the house a fresh feel and reduces condensation. The 7,000-litre water recovery tanks have been built into the bank and they provide water for the toilets and washing machine."

It has been built on an established garden, bounded on two sides by the palace walls, which still has a productive kitchen garden.

It has a self-contained annex on the ground floor, with a kitchen/living room that opens to two bedrooms and a bathroom.

On the first floor is a 31ft kitchen/dining room leading to a

25ft by 21ft sitting room with French doors to a terrace.

At the back is a large glass roof atrium and games room and to the east is a large family room. All four double bedrooms have views over the Queen Pool.

A coach house and garage complex was designed by the same architect and includes a living room/kitchen, bathroom and a bedroom.

Call Kemp & Kemp Residential on 01865 510000, or visit kempandkemp.co.uk, or call Breckon & Breckon on 01993 811881 or email woodstock@breckon.co.uk