



Lamborough Hill, Wootton, OX13 6BZ

Guide Price £750,000 Freehold

THOMAS  
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SALES LETTINGS





## The Property

Stunning residence boasting a spacious 26-foot sitting room, adorned with a captivating fireplace featuring an inset cast iron solid wood burning stove, alongside double-glazed sliding patio doors for seamless indoor-outdoor living. The kitchen, strategically positioned between the dining and breakfast areas, presents an opportunity for effortless integration, creating a luxurious "lifestyle" space. Adding to the versatility of the property, two additional ground floor reception rooms/bedrooms, both graced with bay windows, are accompanied by a convenient ground floor bathroom.

Ascending to the upper level, a striking 20-foot master bedroom awaits, complete with an en-suite shower room, alongside two additional generously sized double bedrooms and a family bathroom.

Outside, the front gardens offer ample hard-standing parking for multiple vehicles, while the rear gardens, of considerable size and allure, boast a substantial detached outbuilding, all set against an enchanting open aspect backdrop.







## Key Features

- Spacious 26-foot sitting room with inset cast iron wood-burning stove.
- Seamless indoor-outdoor living
- Well-positioned kitchen between dining and breakfast areas
- Two versatile ground floor rooms, suitable as reception rooms or bedrooms
- Convenient ground floor bathroom
- Striking 20-foot master bedroom with en-suite shower room
- Ample parking, accommodating multiple vehicles
- Large rear garden with a substantial detached outbuilding

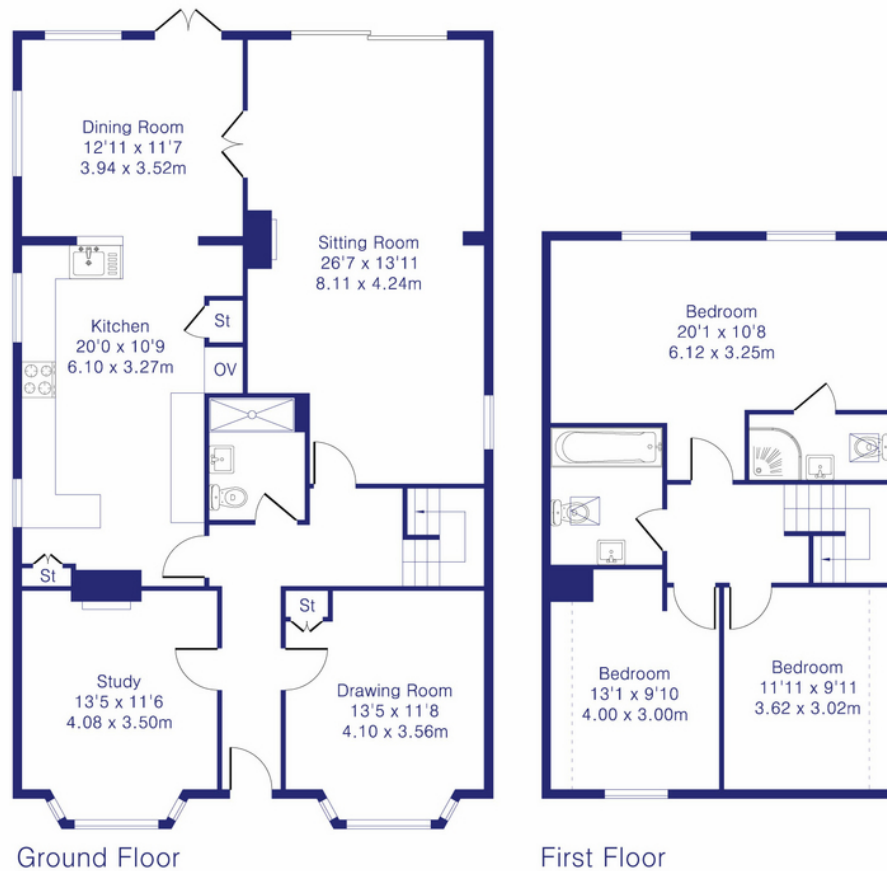
## The Location

Wootton, located near Abingdon, offers a perfect blend of rural charm and modern convenience. This picturesque village provides a peaceful lifestyle with excellent transport links to Oxford and Abingdon, ideal for commuters. Families will benefit from top-rated local schools, ensuring quality education. Wootton features a variety of local shops and a close-knit community atmosphere, with regular events and activities.

Outdoor enthusiasts will enjoy scenic walks and countryside trails, while the village's green spaces add to its natural beauty. Wootton is an idyllic setting for families, professionals, and retirees, making it a highly desirable place to call home.



Approximate Gross Internal Area 1868 sq ft – 173 sq m  
 Ground Floor Area 1220 sq ft – 113 sq m  
 First Floor Area 648 sq ft – 60 sq m



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