



The Old Pound, Wootton, OX13 6FE

Guide Price £1,195,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This beautifully crafted executive home, set in a courtyard on the edge of the village, offers excellent connections to Oxford, top schools, and London. Nestled in lower Boars Hill, it boasts stunning views and is presented in immaculate condition, making it an ideal family retreat.

The home features a spacious, light-filled layout with underfloor heating throughout. Highlights include:

Ground Floor: A welcoming entrance hall, WC, sitting room with a log burner, and a well-appointed kitchen-family room with built-in appliances, pantry, and utility room.

First Floor: Four generously sized bedrooms, including a main suite with a dressing area and ensuite, a second ensuite bedroom, and a versatile landing space for a den or study.

Exterior: A double garage, shared gravel drive, and a private rear garden with a patio for alfresco dining.





Key Features

- **Prime Location:** Situated near Boars Hill with excellent links to Oxford, London, and top schools.
- **Spacious Layout:** Four generously sized bedrooms, including two with ensembles.
- **Stylish Kitchen:** Well-appointed kitchen-family room with built-in appliances and pantry.
- **Elegant Living Spaces:** Includes a sitting room with a log burner and a versatile landing area.
- **Semi-Rural Charm:** Close to local amenities and set in a peaceful courtyard location.
- **Immaculate Condition:** Presented to the highest standard, ready for immediate move-in.

The Location

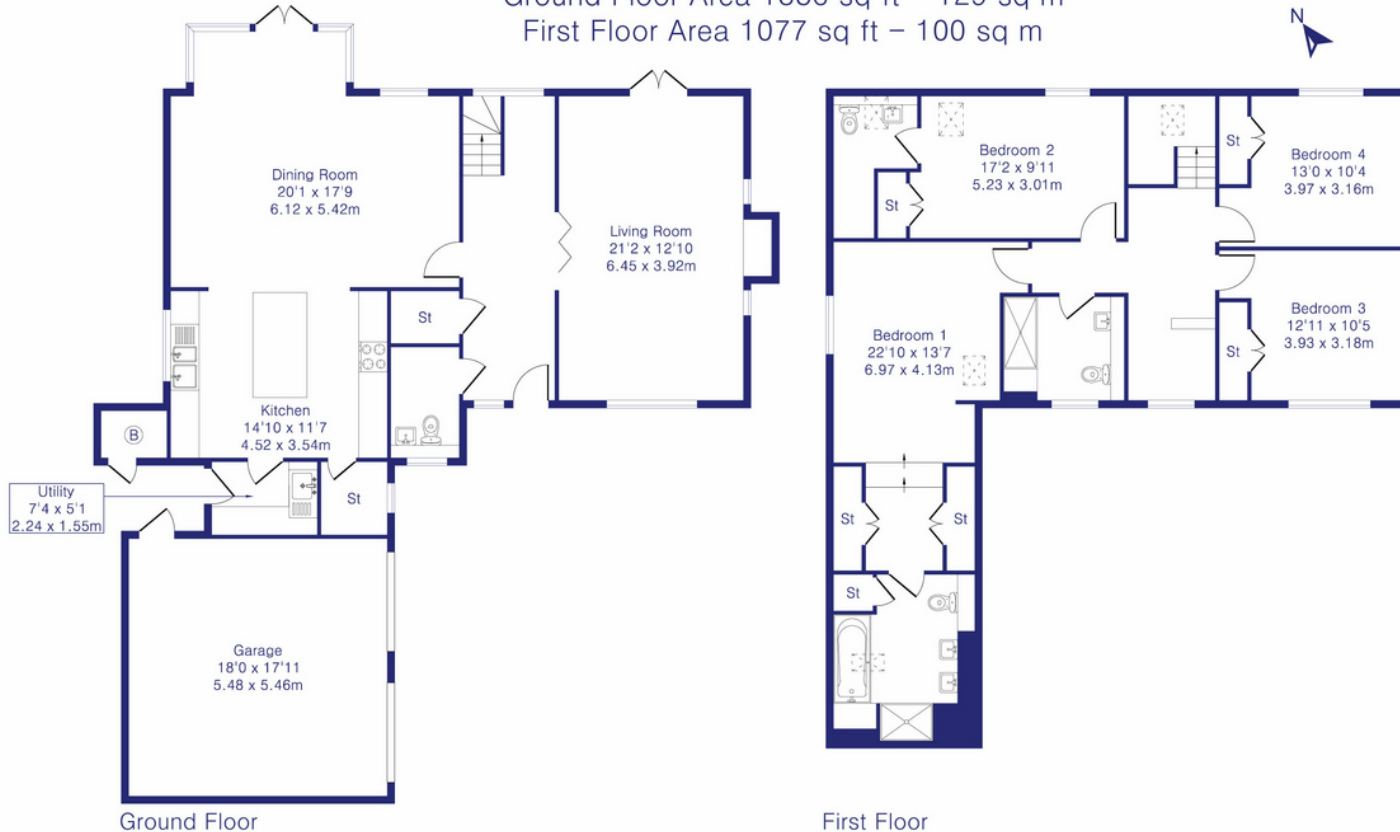
Situated in a semi-rural location, the property benefits from local amenities such as a post office, Co-op, and sports facilities, alongside easy access to renowned schools and transport links, including the A34 and regular train services to London.



Approximate Gross Internal Area 2463 sq ft - 229 sq m

Ground Floor Area 1386 sq ft – 129 sq m

First Floor Area 1077 sq ft – 100 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

