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Henwood
Wootton, Boars Hill, Oxford

Guide Price £600,000



Henwood, Wootton, Boars Hill, Oxford, OX1 5JX

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Freehold

A very roomy detached 4 Bedroom Bungalow with double garage standing in a good sized plot with farmland at the rear. The property would now benefit from updating but offer tremendous scope for imaginative improvement and development, subject to consents. The property currently comprises 3 double Bedrooms, a single Bedroom/Office, two inter-connecting reception rooms, cloakroom, kitchen and bathroom. The Bungalow has solar panels, gas central heating, ample driveway parking and a large rear garden backing onto farmland. The property is situated in small hamlet north of Wootton village on the edge of Boars Hill, approximately midway between Oxford & Abingdon. END OF CHAIN SALE - VIEWING ADVISED.



SITUATION

Wootton is a small village on the edge of Boars Hill in the Vale of White Horse situated on the B4017 mid-way between Abingdon and Oxford, some 4 miles north of Abingdon and 6 miles south west of Oxford. In the centre is a small parade of shops including two convenience stores, (including Co-Op store with Post office) a pharmacy, and dentist. In addition, the village has two recreation grounds, the established Bystander public house, sports facilities, alongside easy access to renowned schools and transport links, including the A34, A420 and the Oxford ring road.

DIRECTIONS

The property can be accessed from the B4017 Cumnor Road, south of Cumnor village and just north of Wootton village. Driving into Henwood from the north, the property will be found on your right. Satnav: OX1 5JX.

THE ACCOMMODATION

Hall

Doors leading to the kitchen and reception rooms, a separate inner hall provides access to the bedrooms and bathroom. Access to roof space.

Cloakroom

WC, corner basin.

Sitting Room

Fireplace with stone surround, wide window to rear garden with south-west aspect - sliding doors to:-

Dining Room

Patio doors to rear garden, serving hatch.

Kitchen

Older style base and wall units, worktop, tiled splashback, single drainer 1.25 bowl sink, built-in electric oven, gas hob, plumbing for dishwasher, gas fired boiler, (appliances not tested). Glazed door to:-

Side Lobby

Door to front, garage and glazed uPVC door to rear garden.

Bedroom

Double room, rear facing.

Bedroom

Double room, front facing.

Bedroom

Double room, rear facing, built-in wardrobe.

Bedroom/Office

Single room, front facing.

Bathroom

Older style coloured suite comprising panelled bath with shower over, pedestal basin, WC, tiled walls, window to front.



OUTSIDE

Double Garage

Twin up and over doors, electric light and power, solar panel inverter.

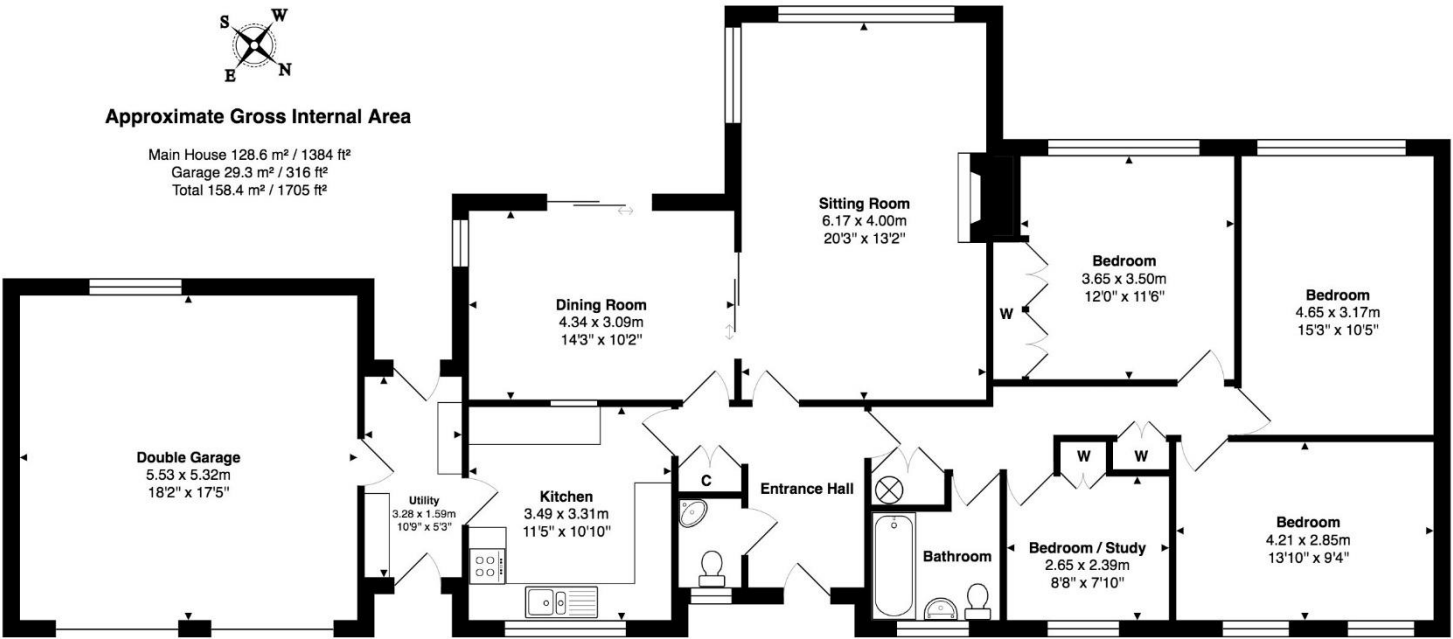
The Garden

The front garden comprises gravelled driveway providing ample parking and a large shrub bed with two mature trees. Gated side access to the rear garden that enjoys a south westerly aspect and adjoins slightly elevated farmland. The rear garden comprises raised patio, lawn, an array of shrubs/trees and two ponds. There is a small stream at the far end of the garden.

COUNCIL TAX

Vale of White Horse - Band F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
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