



THOMAS
MERRIFIELD
SALES LETTINGS

Fairholme, Fox Lane,
Boars Hill, Oxford, OX1 5DS

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A substantial detached family home, with annexe, situated in just over an acre with a southerly aspect in this sought after position on Boars Hill.

- Entrance hall
- Dining room with bay window
- Sitting room with wood burning stove
- Kitchen and utility room with integral door to garage
- Cloakroom
- Master bedroom with en-suite and built in cupboards
- Two further bedrooms and annexe
- Pool house with heated pool
- Driveway and double garage
- Council Tax Band: G. EPC Rating: C

The accommodation comprises, reception hall with stairs rising to the first floor, cloakroom, double aspect sitting room with wood burning stove that overlooks the rear garden. Dining room with bay window overlooking the rear garden. Kitchen and utility room which has an integral door to the garage and also leads to the annexe. First floor master bedroom with en-suite and built in cupboards, two further bedrooms with storage. Annexe accommodation above the garage, sitting room, kitchenette, bedroom and bathroom.

Outside, shingle driveway leading to integral double garage. Pool house covering a heated pool which is 27ft x 22ft. Pool pump house with pool filter and changing area. Two further outbuildings.

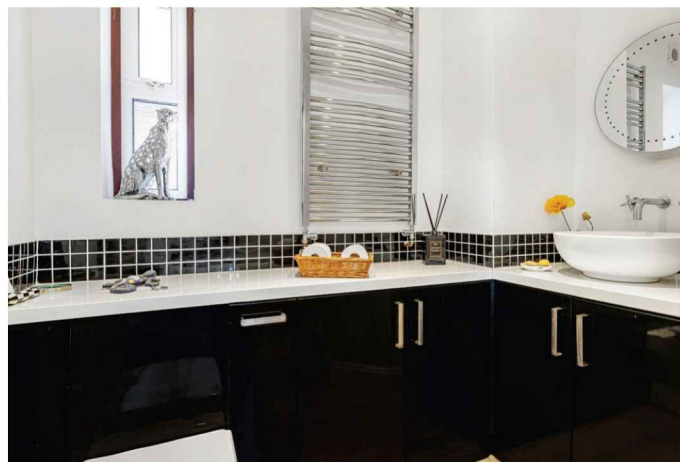
Guide Price £1,250,000 Freehold





According to Ofcom, Standard & Ultrafast broadband is available and indoor mobile voice and data coverage is limited indoors and likely outdoors.

Boars Hill is a highly-regarded location on the southern outskirts of Oxford City. The location provides excellent links through to Abingdon, where there are both state and private schools and shopping amenities serving day to day needs. Oxford City offers an extensive range of shops, cafes and restaurants, museums, cultural venues and entertainment to suit most tastes. In addition there is direct access into London via both bus and rail.



Approximate Gross Internal Area 3507 sq ft - 325 sq m

Ground Floor Area 1165 sq ft – 108 sq m

First Floor Area 1165 sq ft – 108 sq m

Outbuilding Area 1177 sq ft – 109 sq m

Garden Area 63950 sq ft – 5941 sq m

