



Toot Baldon, South Oxfordshire, OX44

Guide Price £985,000

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Tucked away at the end of a private lane, this beautifully designed contemporary home offers stylish open-plan living, a wonderfully secluded garden and a substantial double garage with extensive storage above. The accommodation is arranged around a welcoming entrance hall with cloakroom and utility room, leading through to a spectacular open-plan kitchen, sitting and dining room. This impressive space is enhanced by a striking vaulted ceiling and a feature wood-burning stove, creating a stunning focal point. With a triple aspect overlooking the garden, the room enjoys exceptional natural light and privacy, while bi-folding doors open seamlessly onto the terrace, making it ideal for entertaining and summer living. The principal bedroom enjoys views to both the front and rear and is complemented by an en-suite shower room. Two further double bedrooms are served by a well-appointed family bathroom. Throughout the house, thoughtful design, bespoke carpentry and excellent storage combine to create an interior of exceptional quality and comfort, with lovely outlooks over the garden and surrounding woodland. Outside, the property benefits from driveway parking for several vehicles and a large double garage offering excellent space and the potential for a workshop or additional storage. The rear garden has pedestrian side access, is laid mainly to lawn with a spacious patio ideal for outdoor dining and entertaining, together with a separate vegetable garden, all enjoying a high degree of privacy.

Situation

Toot Baldon is a highly sought-after and picturesque South Oxfordshire village, located about 5 miles south-east of Oxford and set amid beautiful open countryside. The village offers a peaceful rural atmosphere with a strong sense of community, characterised by attractive period homes, quiet lanes and scenic walks. Families benefit from access to the well-regarded Marsh Baldon Church of England Primary School in the neighbouring village, while everyday amenities and social life are centered around the popular local pub, The Mole Inn, and the village church.





For a wider choice of shops, restaurants and cultural attractions, Oxford is within easy reach, while nearby villages such as Marsh Baldon and Garsington provide additional village amenities. The A4074 offers convenient access to Oxford and the M40, making commuting to London, the Midlands and beyond straightforward, and Didcot Parkway provides fast rail services to London Paddington. Combining rural tranquillity with excellent connectivity, Toot Baldon is an exceptional place to live for families, professionals and those seeking a village lifestyle close to the city.

Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon OX14
3JE
01235 422422

Services

All mains services are connected with the exception of private septic tank.



Council tax

Band F amounting to £3,574.19 for the year 2025/26

Tenure & Possession

Freehold and offered with vacant possession.

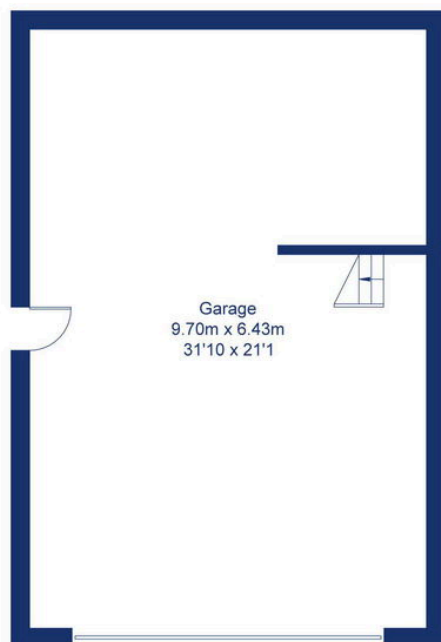
Viewing arrangements

Strictly by appointment with Fortnums Estates.

Advisory notes

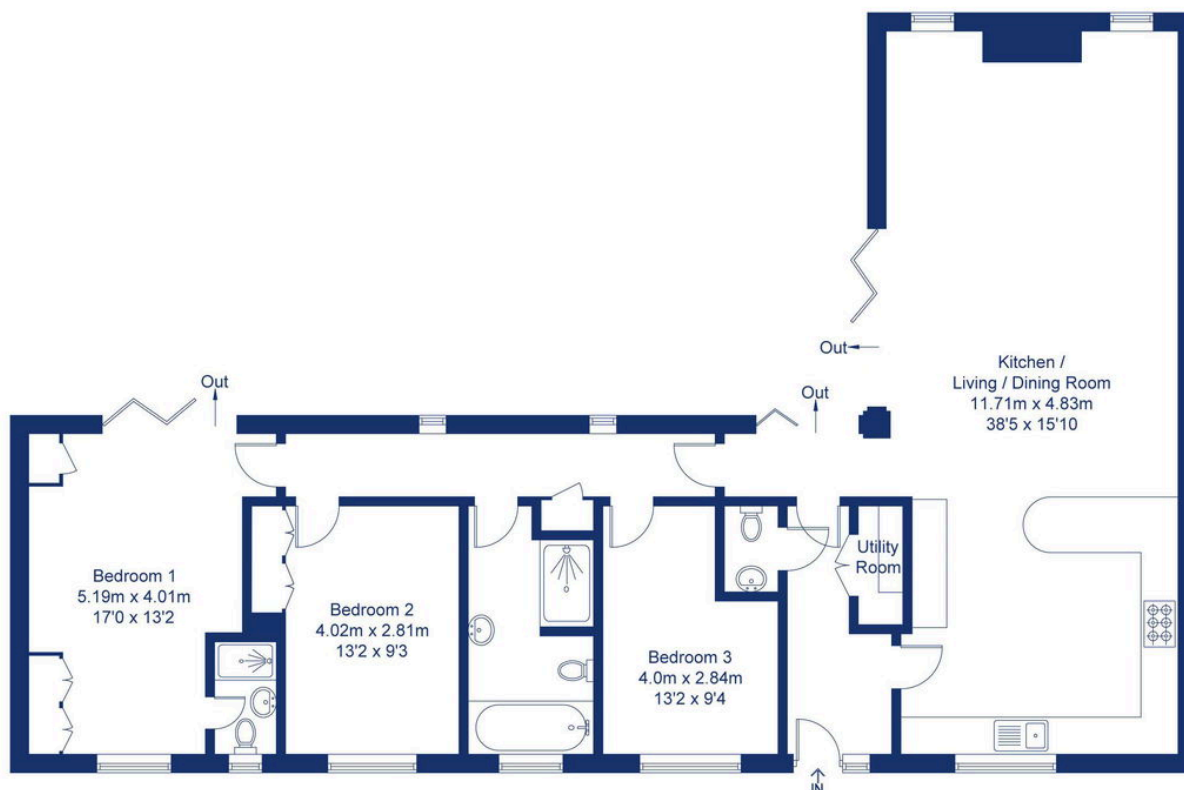
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Garage
9.70m x 6.43m
31'10 x 21'1

(Not Shown In Actual
Location / Orientation)



Ground Floor

Not to scale, for illustration and layout purposes only.
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