



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

The Lodge, Fox Lane, Boars Hill, OX1 5DP



## BOARS HILL

The Lodge is a solid four bedroomed home in a fantastic location. Formerly the Lodge house to the neighbouring Lincombe Lodge Hotel (now converted into eight flats) this home is a wonderful opportunity to buy a family sized home just a stones throw from the historic centre of Oxford. Boars Hill is, as the name suggests, a hill top location, surrounded by countryside but just three miles outside the city walls. A wealth of highly regarded schools are within easy reach as well as everything the wonderful city of Oxford itself has to offer.

Oxford needs no introduction. Suffice it to say, it remains one of the most desirable cities in the country to live in and Boars Hill is a hugely popular location high up on its fringes. An elevated countryside location with gorgeous views over the Dreaming Spires, Boars Hill became popular in the late Victorian era, attracting poets drawn by the countryside and sweeping vistas over the city.

**Bedrooms 4 | Bathrooms 3 | Receptions 3 | EPC C**



## THE LODGE

The Lodge is an 'Arts and Crafts' era property with an attractive facade, mock Tudor detailing and bay windows. The house benefits from a short driveway leading to parking for several vehicles - a 'must have' in the Boars Hill area.

The property has been tenanted for a number of years but is well maintained with plenty of practical space throughout. Upon entering the house (through what is now the side door) you'll find a lovely light filled hallway with the stairs at the end. To the left, there is what is described as the 'garden room' with doors out onto the lawned outside space. To the right, a vast sitting room, featuring two of the bay windows and plenty of space for the whole family. While over 120 years old, the house has been pleasingly modernised with spot lights, clean simple decor and carpeting throughout.

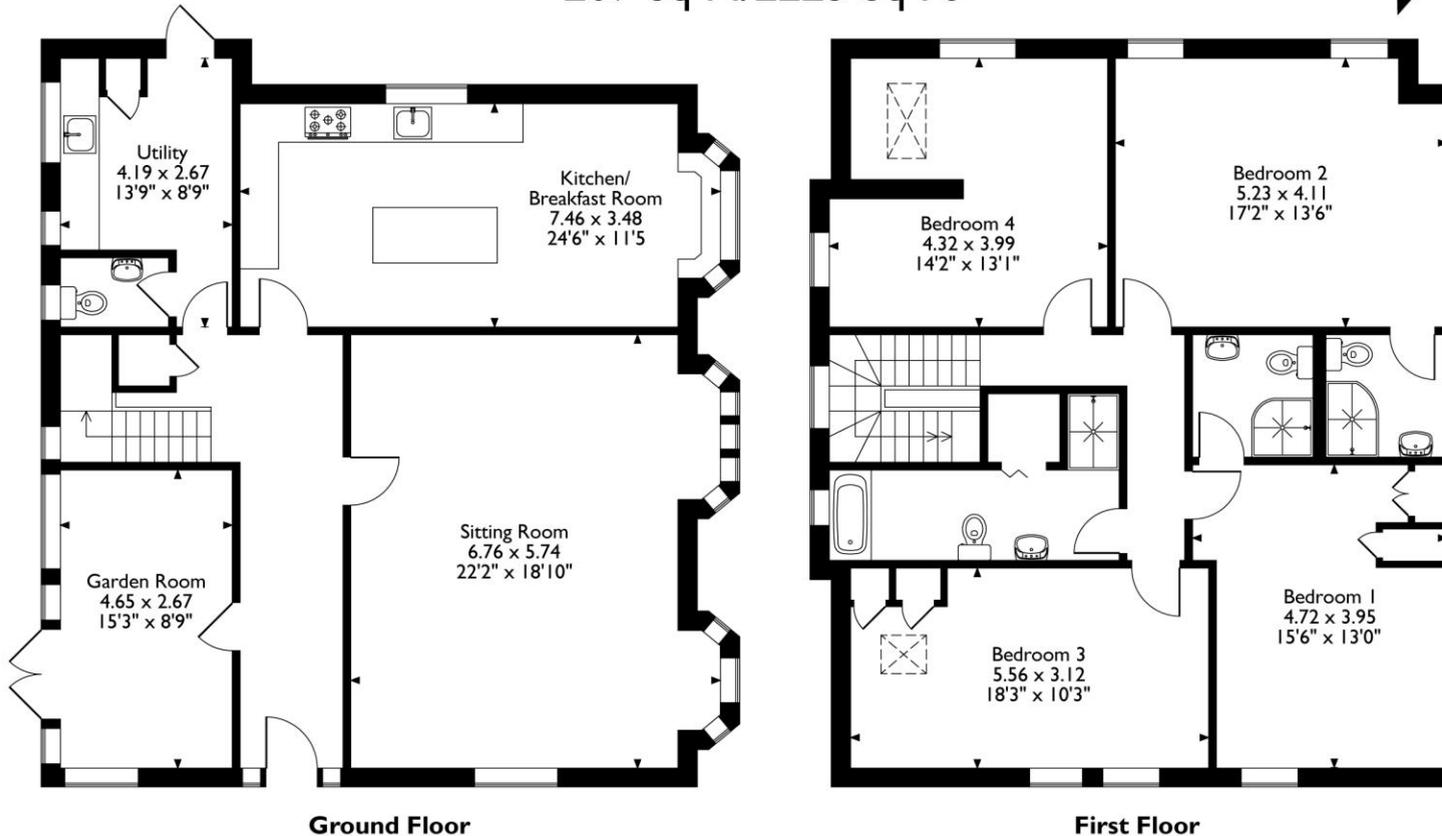
The kitchen is large with plenty of room for a dining table and chairs. It's well appointed with a fitted shaker style kitchen, black granite worktops and a large kitchen island which could also be re-worked as a breakfast bar. A big separate utility room is a very welcome addition to this family home, conveniently accessed from the kitchen and next to a ground floor WC.

Upstairs, the house offers four bedrooms, all good sized doubles. The largest two rooms are extremely generous in square footage, light and bright, warm and welcoming. There are also TWO ensuite shower rooms to the bigger bedrooms, as well as a family bathroom with separate free standing shower cubicle. Extremely practical for a busy family.



# The Lodge, Fox Lane, Oxford, Oxfordshire

## Approximate Gross Internal Area 207 Sq M/2223 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The outside space is mostly laid to lawn with a lovely timber pergola and patio area for al fresco dining. Easy to maintain and with views of the mature woodland that surround Boars Hill, this is a nicely private garden and manageable in size.

The Lodge offers an excellent opportunity to buy a family sized house, in an extremely desirable spot on the edge of the delightful city of Oxford. With scope to make your own and add character but equally ready to move into, the Lodge is a fantastic opportunity. Book your viewing today. NB Photography taken in 2014.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

