



Radcliffe House, Boars Hill, Oxford

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# An impressive country house of 7500 square feet with separate accommodation and 1.7 acres on the edge of Oxford.

## Description

A substantial house with over 7500 sqft of beautifully presented accommodation over three floors. There is a separate garage block with a flat above and a swimming pool with a summer pavilion. It is well-placed for Oxford schools and commuters, with access via A34 to M4, M40 and Heathrow. It was originally built by Millgate Homes and has spacious and elegant rooms over three floors comprising 4/5 reception rooms on the ground floor arranged around an impressive reception hall. Of particular note is the large kitchen/ breakfast room overlooking and with doors opening onto the garden. On the first floor are four bedroom suites, with the main bedroom opening onto a balcony with views over the south facing garden. The top floor provides a superb games/media room and ensuite bedroom.

There is a triple garage with a flat above, and the swimming pool is discreetly positioned with a delightful pavilion with a kitchen, shower and WC. The current owner has continued to improve the property by creating a new private drive and a new surface with electric wooden gates. The exterior of the house was painted, and new Bosch boilers were installed for the main house, both in 2023. All the bathrooms have been given a makeover with CP Hart fittings. In addition, there have been various other improvements, both internally and externally. The property benefits from Gigaclear 800mb broadband.



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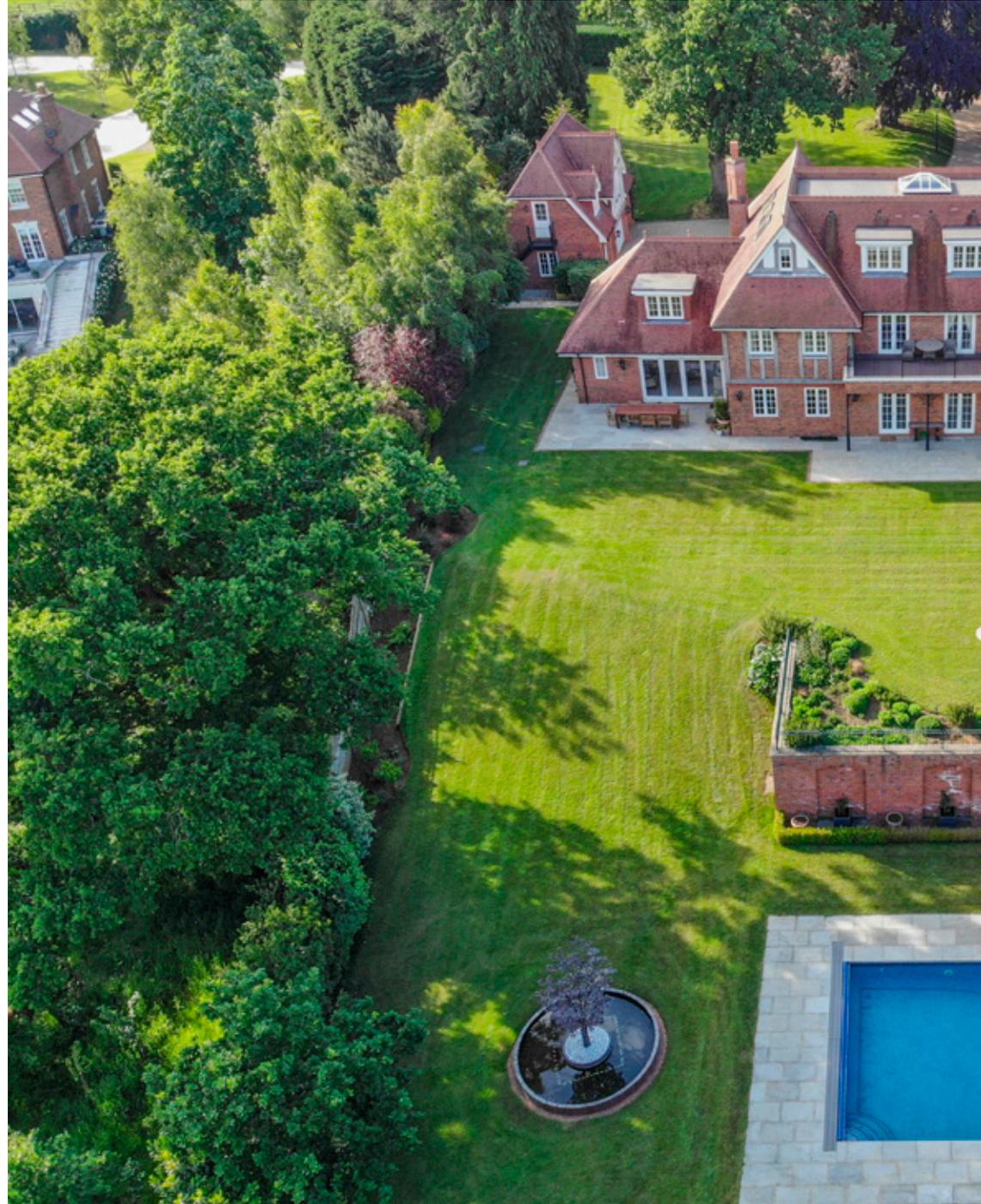
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## Location

Boars Hill is a sought-after residential area famous for its wooded rural setting, just five miles from the centre of Oxford, which provides a wide range of shopping, cultural, recreational and educational facilities. It is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, with the regional centres of Newbury and Swindon also within easy reach.

Communications by rail are also excellent, with fast trains from Oxford or Didcot to London Paddington taking about fifty-two and forty minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone in sixty-three minutes. The house is very well situated for many schools in the area, including Abingdon, Radley, St. Helen and St. Katharine's, Cothill and Chandlings and further afield, there is Cokethorpe, St. Hugh's and Kingham Hill. Oxford has an exceptional range of schools, including The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood, d'Overbroecks, and Oxford High School.

## Property information

**Local authority:** Vale of White Horse District Council

**Tenure:** Freehold

**EPC:** C

**Council Tax Band:** H

## Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Ground floor = 300.3 sq m / 3,232 sq ft

First floor = 254.8 sq m / 2,743 sq ft

Second floor = 147.6 sq m / 1,589 sq ft

Garage - Ground floor = 65.9 sq m / 709 sq ft

Garage - First floor = 56.5 sq m / 608 sq ft

Pool House = 81.8 sq m / 880 sq ft

Total area = 906.9 sq m / 9,761 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

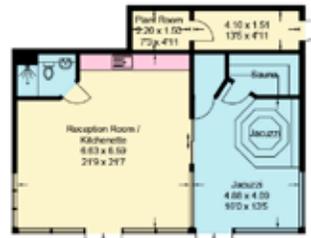


Garage - First Floor



(Not Shown in Actual Location / Orientation)  
Garage - Ground Floor

--- Proposed location below 1.5m / 5.0



(Not Shown in Actual Location / Orientation)  
Pool House



Second Floor



Ground Floor



First Floor

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