



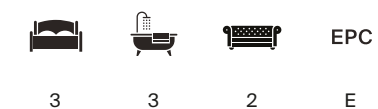
ELDON HOUSE

Wootton Village, Boars Hill, Oxford



A SUBSTANTIAL VILLAGE PROPERTY WITH LARGE GARDENS IN THIS WELL LOCATED VILLAGE.

This three-bedroomed property lies off Wootton Village in a secluded, leafy location down a private drive shared with Wootton House. With gardens on all sides, it provides level accommodation throughout, with large double or triple aspect rooms providing excellent natural light.



Local Authority: Vale of White Horse District Council
Council Tax band: F
Postcode: OX1 5HP

Agent's note: Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



LOCATION

Wootton village lies at the foot of Boars Hill and offers a range of excellent local amenities with a Co-op, pharmacy, dentists, the Bystander pub and a community centre. More extensive shopping can be found at Oxford (6 miles) and Abingdon (4 miles). There are two recreation grounds and Wootton and Dry Sandford football team. There is a wide choice of schools in the area, within the village there is Wootton St Peter primary school, further afield is Cothill, Chandlings, St Hugh's and in Oxford there are a wide range of state and independent schools for all ages. There is good access via the A34 to both the M4 and the M40 and regular train services from either Didcot or Oxford to London Paddington. In addition, there are services from Oxford Parkway to Marylebone. From the coach station at Gloucester Green in Oxford there are regular services to London Victoria, Heathrow and Gatwick airports.





PROPERTY

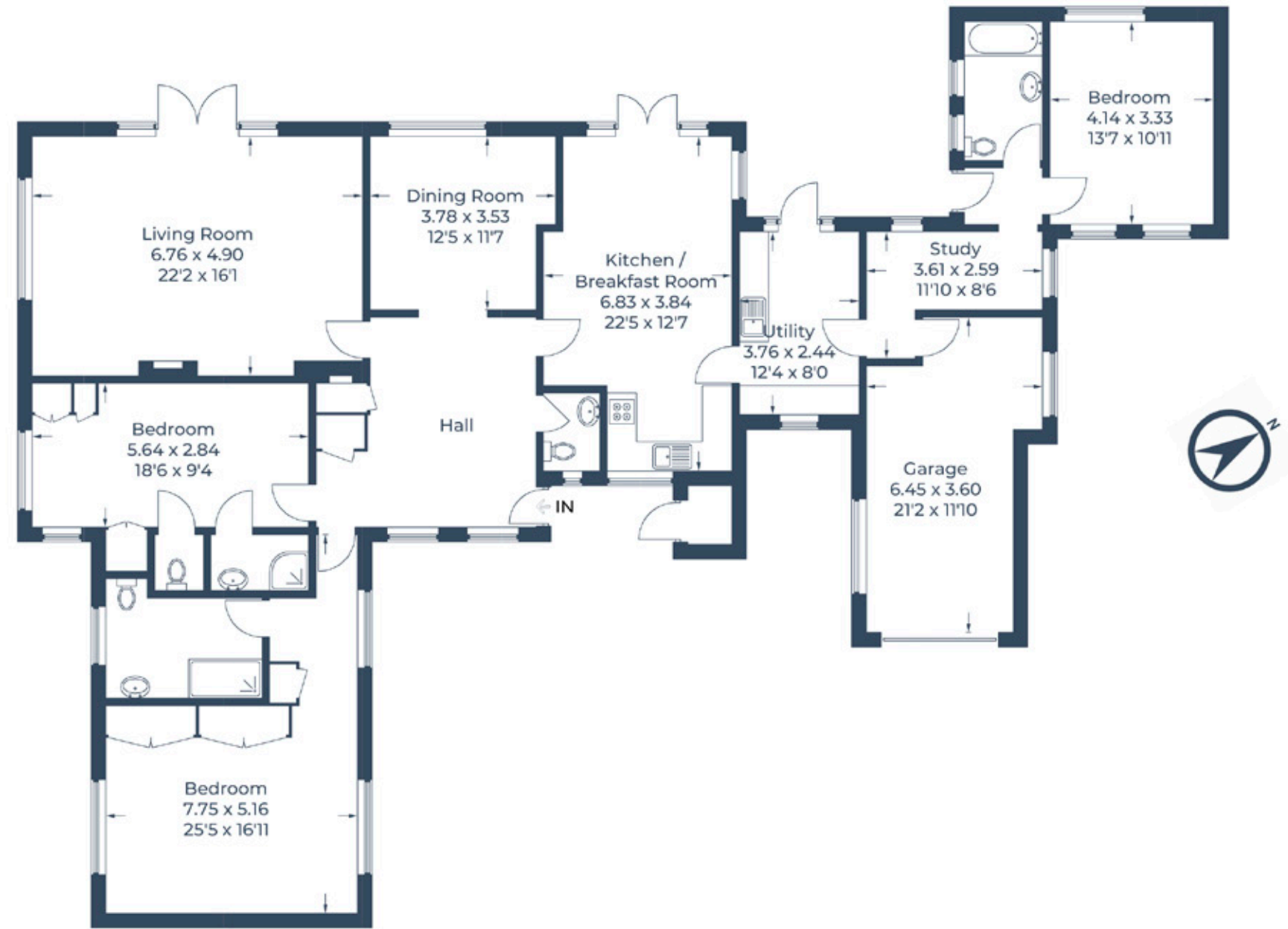
This three-bedroomed property lies off Wootton Village in a secluded, leafy location down a private drive shared with Wootton House. With gardens on all sides, it provides level accommodation throughout, with large double or triple aspect rooms providing excellent natural light. The front door opens into a large reception hall with the main reception room on one side with double doors to the south-facing garden. The dining room is adjacent, and the hall has two spacious cupboards and separate guest toilet. The combined kitchen / breakfast / living room has further double doors to the garden, and the two main bedrooms both have ensuite shower rooms and fitted wardrobes. A generous utility room leads off the kitchen with another door to the garden, and a passage leading to the garage and a separate annex with study area, bathroom and the third bedroom. This has its own access to the garden.





OUTSIDE

To the front of the property is a large gravel parking area and single garage. The well-established garden is laid to lawn with a combination of hedging, shrubs and trees. There are paved terraces off the main reception room, kitchen/living room, and annex. To the side is a further decking area, flower beds and a path through a feature gazebo with grapevines, leading back round to the front of the property and further lawns.



Approximate Gross Internal Area
House = 210 sq m / 2,260 sq ft
External Store = 1.2 sq m / 13 sq ft
Total Area = 211.2 sq m / 2,273 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

William Kirkland
01865 264 865
william.kirkland@knightfrank.com

Knight Frank Oxford
274 Banbury Road, Summertown
Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.