

Lincombe Lane

Boars Hill, Oxford





A handsome family house with annexe in this sought after location.


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Summary of accommodation

Main House

Ground Floor: Dining room | Drawing room | Living room | Breakfast room | Kitchen | WC | Cloak room
First Floor: Five bedrooms | Two bathrooms

Annexe

Kitchen/dining room | Living room/bedroom | Shower room

Garden and Grounds

Double garage | Office

Situation

(Distances and times are approximate)



Boars Hill is a sought-after residential area famous for its wooded rural setting, just four 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 centers of Newbury and Swindon also within easy reach.



Communications by rail are also excellent, with fast trains from either Oxford or Didcot to London Paddington taking about fifty and forty-five minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone in fifty-six minutes.



The house is situated within close proximity to many schools in the Boars Hill area, including St. Helen and St. Katharine, Abingdon, Radley, Cothill and Chandlings and also within easy distance to central Oxford, where The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood and Oxford High School are located.



The Property

The property occupies an attractive, private setting overlooking its mature gardens with fields beyond. It is toward the end of a no-through lane in a rural setting and yet is just 4.5 miles from Oxford. Internally, there is good family accommodation over two floors and the house benefits from period detail, including stripped wooden floors, open fireplaces, wooden parquet floors and bay windows.

The ground floor comprises the entrance hall with a cloakroom, a large living room with an open fireplace and delightful views over the garden. The dining room has a door to the garden as well, leading into the sitting room. This twin-aspect room has a large bay window, an open fireplace with Jetmaster and a wooden parquet floor. The well-fitted kitchen has a single Aga 60 electric oven and leads into the breakfast room, where there is a further Aga.

The first floor consists of the master bedroom with built-in wardrobes, four further bedrooms, and two bathrooms.





FLOORPLAN

Approximate Gross Internal Floor Area
Ground Floor = 107 sq.m / 1,156 sq.ft
First Floor = 104 sq.m / 1,121 sq.ft
Garage & Office = 433 sq.m / 1,156 sq.ft
Lodge = 39 sq.m / 417 sq.ft
Total = 290 sq.m / 3,127 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.



Outside

The house occupies a lovely position looking onto its gardens, which are mainly laid to lawn with several fine mature trees and well-stocked herbaceous borders. To the front of the house, there are stepped herbaceous borders with gravel paths. The guest accommodation is a considerable asset and can be used for a wide variety of purposes. It is comfortably fitted with a kitchen/breakfast room, shower room, bedroom and its own entrance. In addition, it has a raised decked area at one end overlooking the garden.

There is a good sized garden store. There is a detached double garage with a raised studio with power, light and heating to the rear. The sellers also own a share of Lincombe Lane Wood, which comprises a wonderful selection of mature native trees and trails.

Property Information

Local Authority: Vale of White Horse District Council

Council Tax: Band H

EPC: E

Postcode: OX1 5DY

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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.

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