



## MELFORT




Hamels Lane, Boars Hill, Oxfordshire





## A CHARMING PERIOD HOUSE WITH AN ANNEXE, TENNIS COURT AND PLANNING FOR A SUBSTANTIAL LEISURE COMPLEX, ALL SET IN 1.69 ACRES.

The house occupies a beautiful position overlooking its south-east facing gardens and boasts an impressive three floors of living space, each thoughtfully designed to retain its historic character while offering all the comforts of contemporary living.

			EPC
6	4	4	D

Local Authority: Vale of White Horse District Council  
Council Tax band: G  
Postcode: OX1 5DJ





## LOCATION

Boars Hill is a sought-after residential area famous for its wooded rural setting. It is just 2.7 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, which connects to the M4 and M40 motorways. The regional centres of Newbury and Swindon are 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 Chandlings, Cothill, Abingdon, Radley, St. Helen and St. Katharine's, and The Manor. In Oxford, there is a wide variety of schools, including The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood, d'Overbroecks, and Oxford High School.









# THE PROPERTY

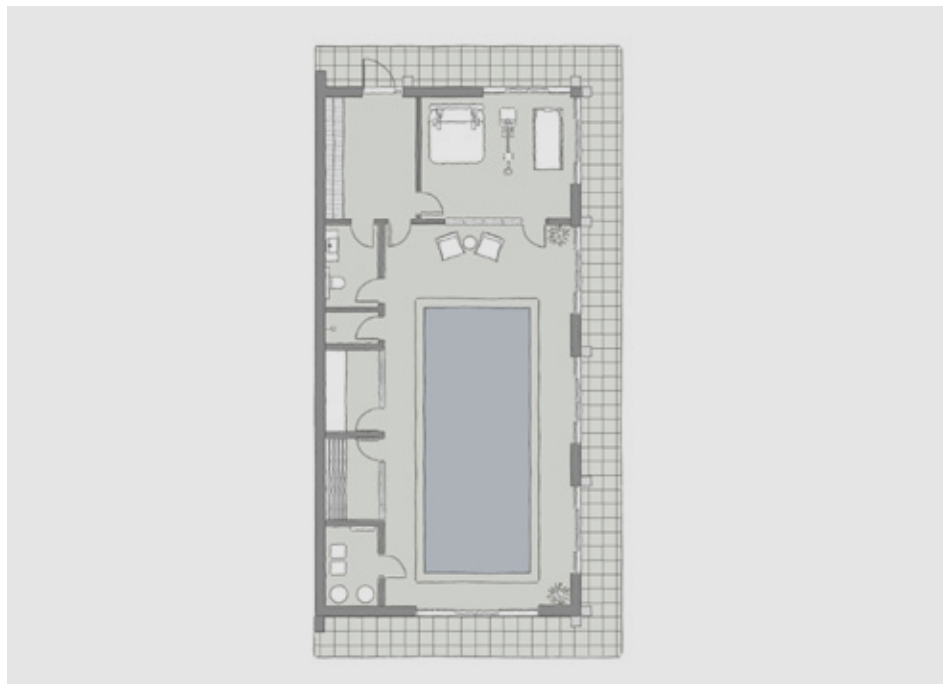
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The heart of the home is a spacious kitchen as featured in House & Gardens and breakfast room, where the warmth of natural light floods the space through large windows, creating an inviting atmosphere perfect for family meals or entertaining guests. Off the kitchen is the dining room, with a family/TV room behind with a RAIS woodstove with an adjacent Wine Room with wine fridge. From the hall, there is a coat/boot room and guest WC. There is an elegant sitting room with an open fireplace and fitted bookshelves and off this, there is a large study with doors to the garden.

The first floor has the main bedroom with ensuite dressing room and bath/shower room. This bedroom enjoys lovely views over the landscaped garden and surrounding countryside. There are three further bedrooms sharing the family bathroom, and on the top floor, there are two bedrooms and a shower room. For those seeking additional space or independence, the annexe provides a perfect solution, ideal for guests, a home office, or even a studio with a large reception room with kitchenette, shower room and bedroom. It enjoys a lovely setting and has four sets of double doors overlooking the tennis court. The property has the benefit of Cat 5, and the house, annex and summerhouse are all hardwired for high speed Gigaclear wifi connection.







## OUTSIDE

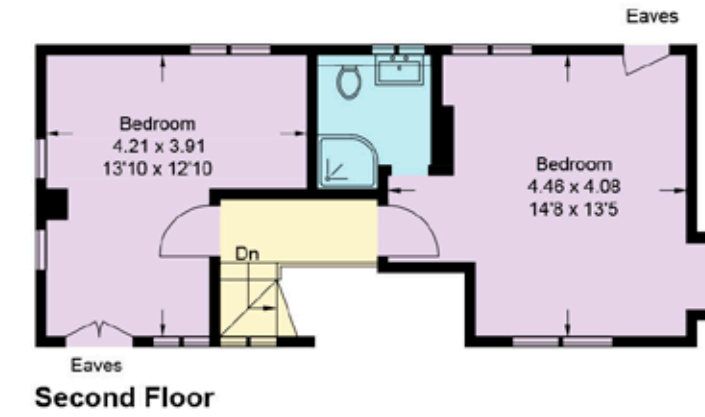
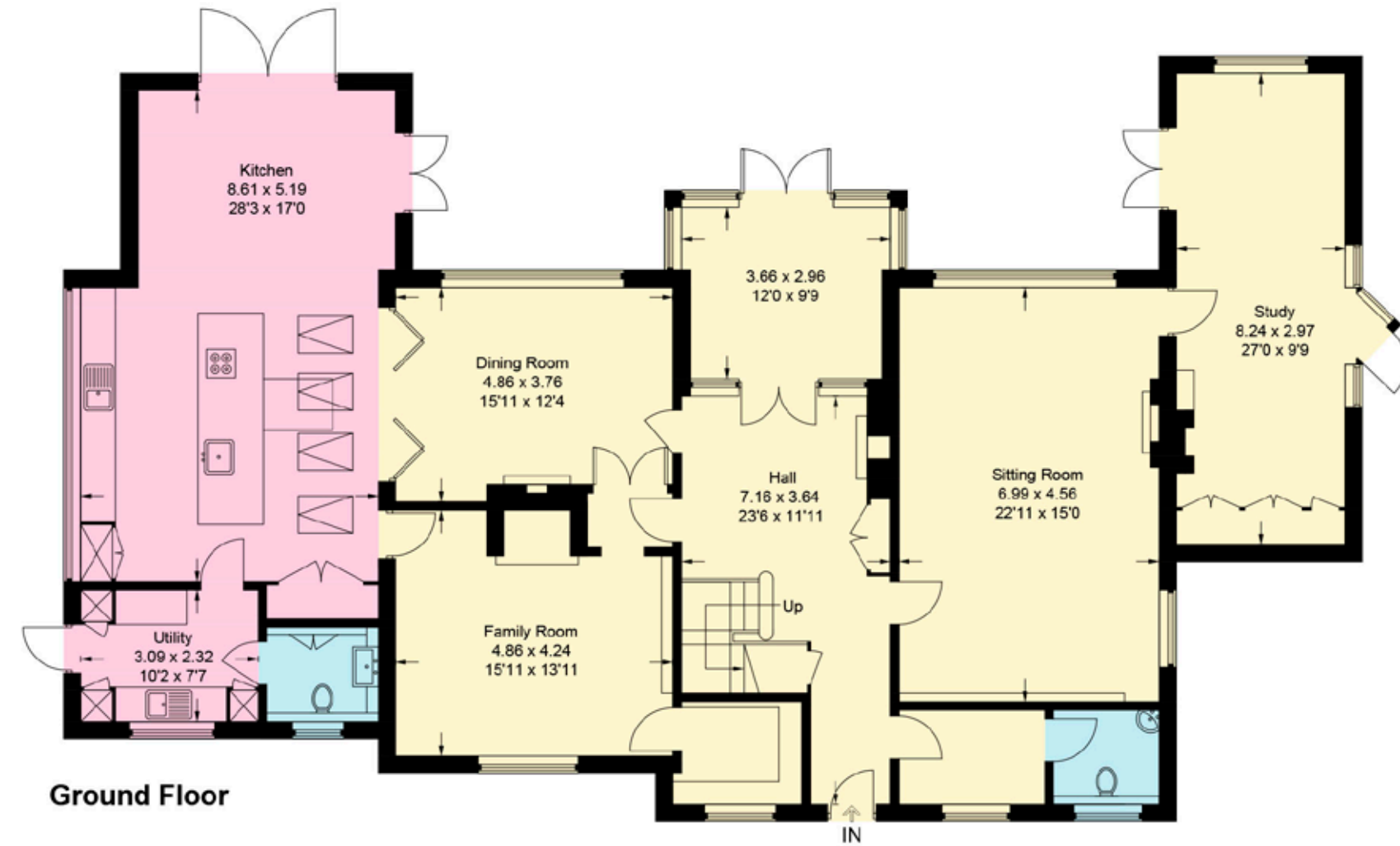
The expansive mature gardens are a true highlight, offering plenty of room for relaxation, play, and outdoor activities. Sweeping lawns lead from the house with a path to a large rectangular border with ornamental pond. The lawn slopes gently to the rear with a number of fine mature trees and shrubs. To one side is a charming summer house with wood burning stove and power. There is planning permission to build a substantial leisure complex of circa 1900 square feet with its own entrance off Hamels Lane. Plans are available from Knight Frank. At the front of the house is a gravel driveway with parking for several cars, and one end of the annexe provides a carport.











Approximate Gross Internal Area  
House = 381.9 sq m / 4,110 sq ft  
Outbuilding = 90.9 / 978 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.

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