



CROSBY HOUSE

Boars Hill, Oxford



AN EXCEPTIONAL COUNTRY HOUSE WITH LOVELY VIEWS JUST OVER 3 MILES FROM OXFORD

This beautifully positioned house sits in landscaped gardens and grounds of 1.42 acres with glorious rural views.

			EPC
7	4	5	C
			
5+	3		

Tenure: Freehold
Services: Mains electricity, gas, water and drainage
Local Authority: Vale Of White Horse
Council Tax band: H





LOCATION

Boars Hill is a sought-after residential area famous for its wooded rural setting, just over three miles from the centre of Oxford. The house is on a no-through road and enjoys a lovely setting with fine rural views.

It is well served by communications, with access to the A34 and Oxford ring road, connecting 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 and forty-five minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone in fifty-six minutes.

It is well positioned to take advantage of the excellent schools in the area, including St. Helen and St. Katharine, Abingdon, Radley, Cothill and Chandlings, as well as The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood and Oxford High School in Oxford.





PROPERTY

Crosby House offers extensive facilities with ancillary accommodation, a swimming pool, a pond, a stream and a triple garage. It is presented to a very high standard with underfloor heating throughout, Lutron lighting, high-quality joinery and marble fittings. It has been extensively renovated and offers almost 6,700 square feet of living space over two floors and a cellar.

The house has been designed to take full advantage of its setting, with the principal rooms overlooking the garden. There is a stunning kitchen/breakfast room with bi-fold doors to the terrace and a utility and boot room to the side. The drawing room, dining room and sitting room all overlook the garden, and there is a cinema room and a study.

The first floor has a lovely large landing with the principal bedroom suite to one end, with an en suite bath/shower room, dressing room and balcony. There are five to six further bedrooms, a bathroom and a shower room. The second floor has a further en suite bedroom.

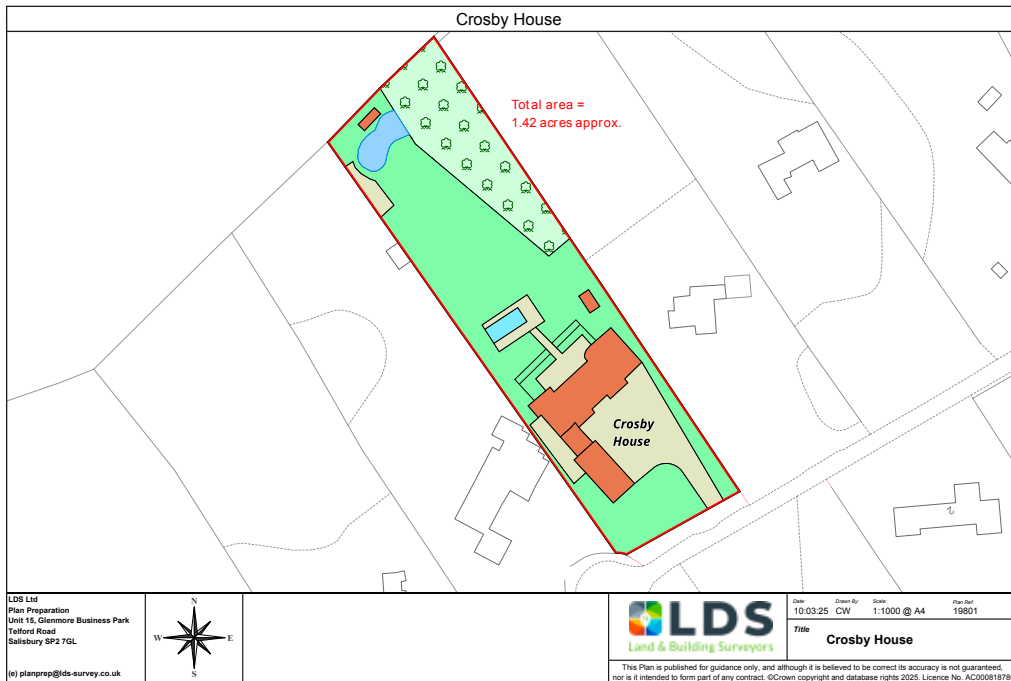


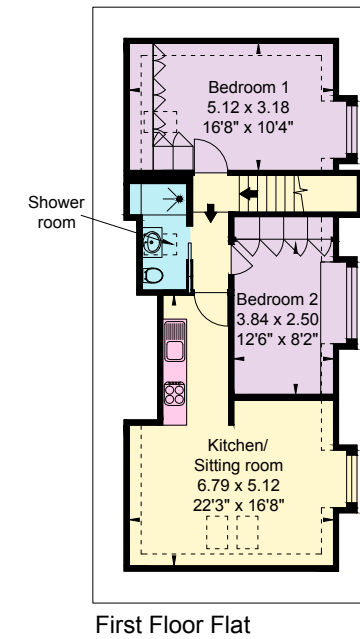
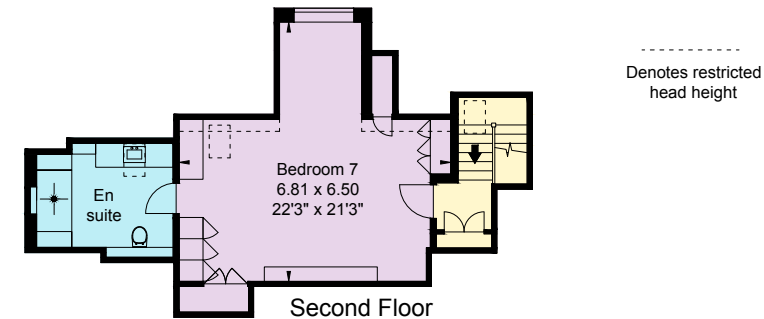
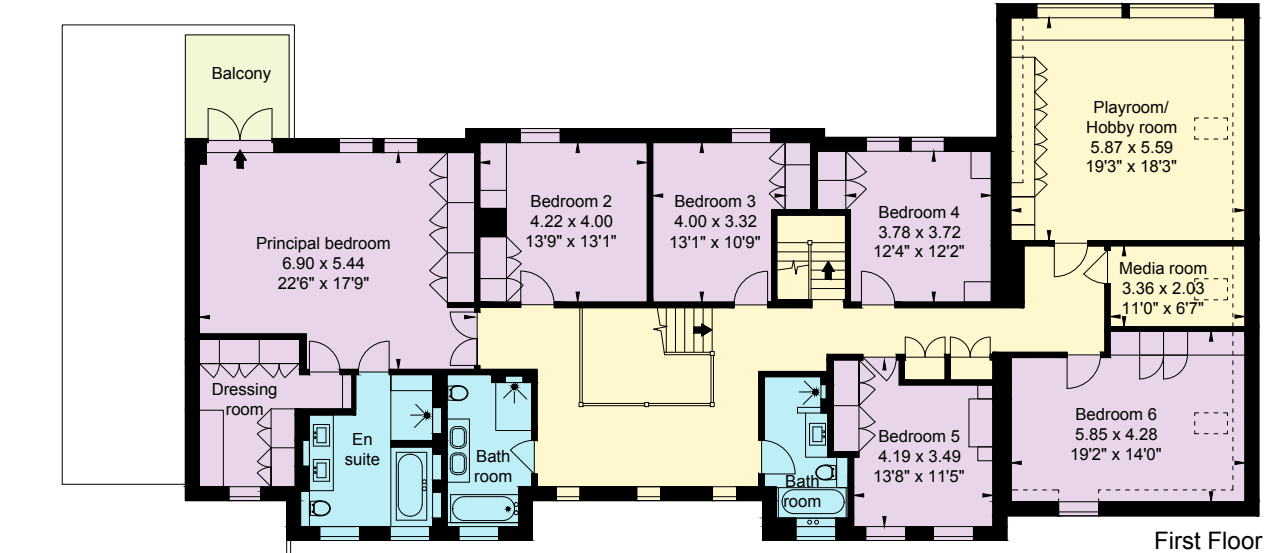
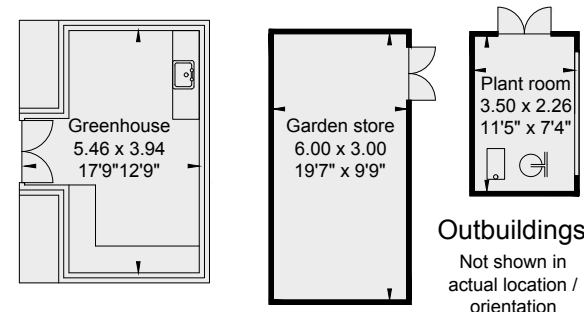
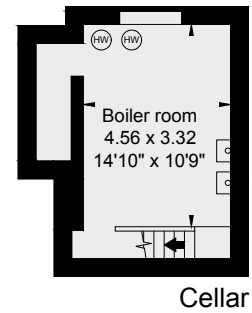
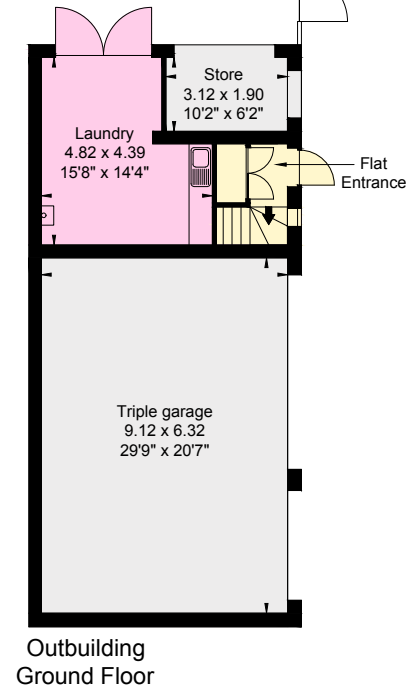
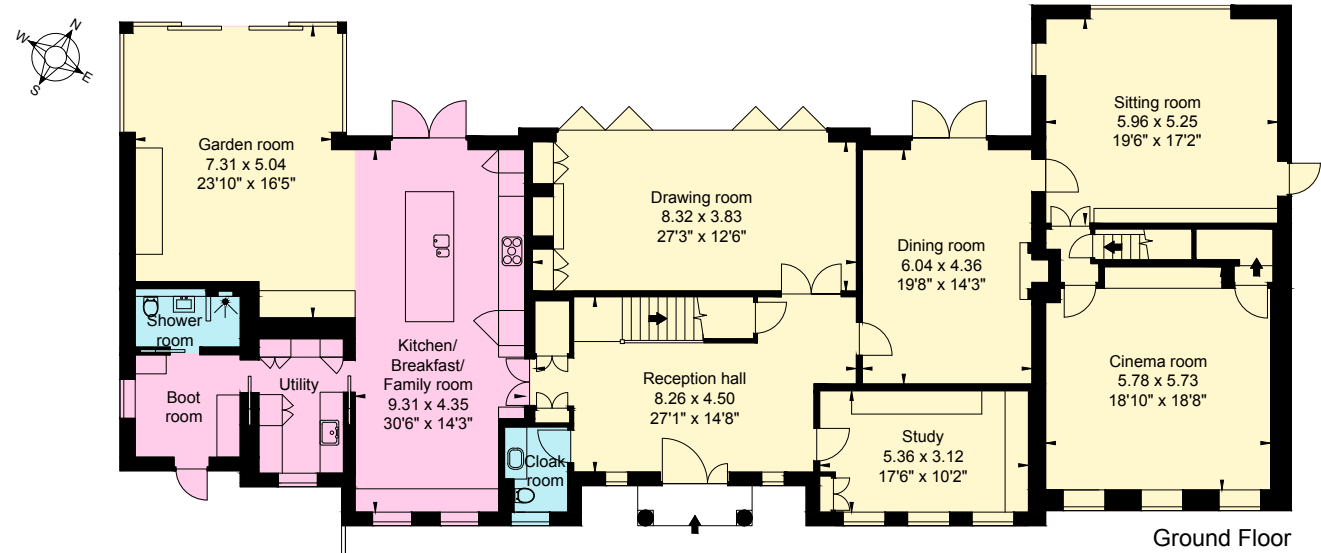


OUTSIDE

The house is approached off Red Copse Lane through electric gates onto a large gravel drive with the triple garage to one side. Above this is a two bedroom flat and adjacent to the garage is a secure yard with large laundry/store room.

The gardens lie to the rear and slope gently with a large terrace with steps down to the swimming pool. The gardens have been extensively landscaped with the creation of herbaceous borders, planting of fruit trees, an irrigation system and the renovation of the pond with new filter system.





Approximate Gross Internal Area
Main House = 620 sq.m / 6,675 sq.ft
First Floor Flat = 66 sq.m / 711 sq.ft
Outbuildings = 135 sq.m / 1,455 sq.ft
Total Area = 821 sq.m / 8,841 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

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

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

Knight Frank Country Department
55 Baker Street,
London, W1U 8AN

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 March 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.