



LINCOMBE LANE, BOARS HILL, OXFORD

OX15DX



LINCOMBE LANE OXFORD

A wonderful family house in this discreet position close to Oxford.



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Local Authority: Vale of White Horse District Council

Council Tax band: H

Tenure: Freehold



PROPERTY

The house lies towards the end of Lincombe Lane in private, mature gardens of one acre. It is set back from the lane with an in-and-out drive with electric gates and a large gravelled parking area to the front. The current owners have maintained the house well, and it provides excellent accommodation over two floors with room to extend, subject to the necessary planning consents.





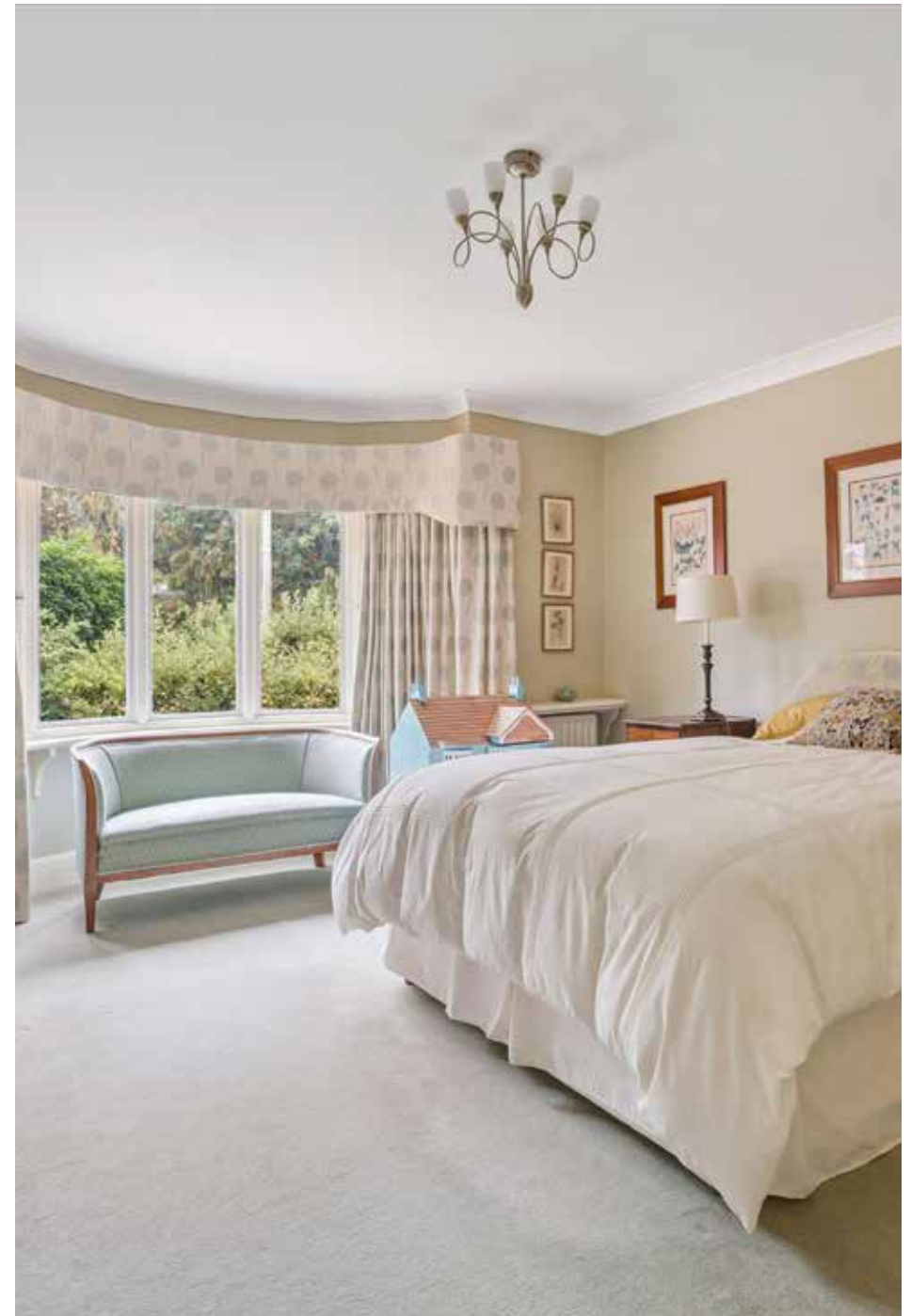




PROPERTY

The ground floor offers a generous reception hall, three large reception rooms, two cloakrooms, together with the kitchen/breakfast room and utility room. There is a garden room which links to the double garage and workshop. The workshop is a very useful space with a spiral wine cellar, and it could be converted to provide further accommodation.

The first floor has five bedrooms, all with fitted wardrobes/cupboards, and there are three bath/shower rooms (one en-suite) as well as a WC. The gardens are particularly attractive with sweeping lawns, mature trees, a sun terrace, a summer house and a hidden vegetable garden with greenhouse and espaliered fruit trees. The plot extends to 1.12 acres in all.







LOCATION

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.







LOCATION

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.





Broomhill Copse

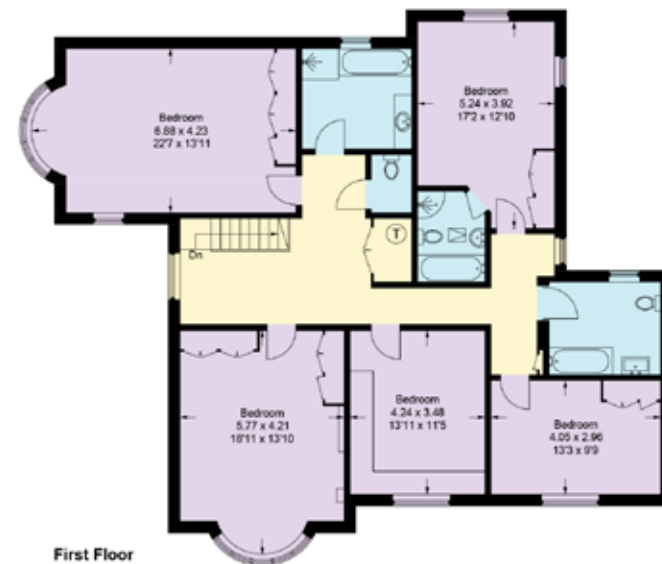
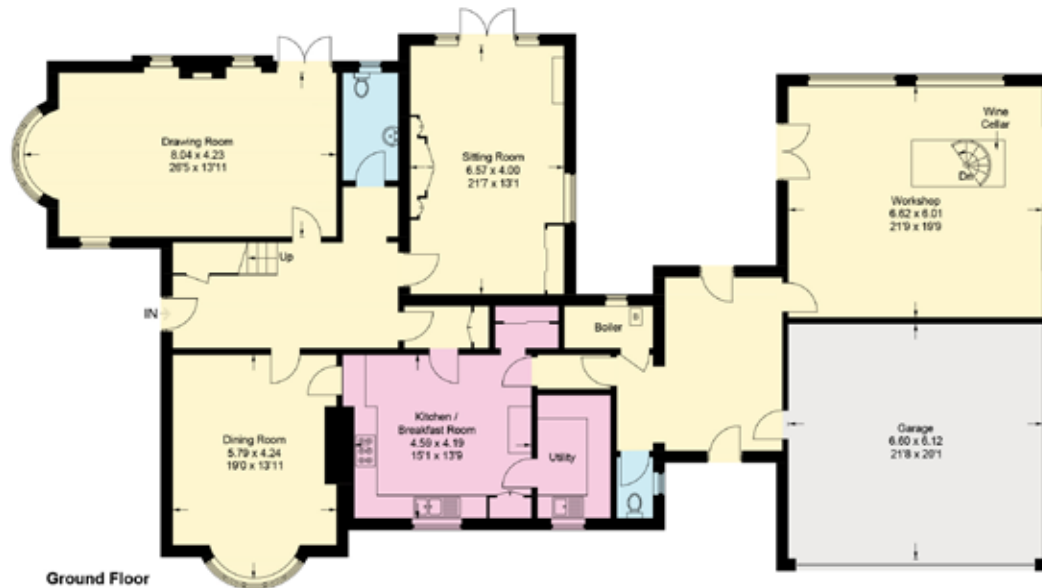
Approximate Gross Internal Area

Ground Floor = 249.1 sq m / 2,681 sq ft

First Floor = 148.2 sq m / 1,595 sq ft

Total = 397.3 sq m / 4,276 sq ft

(Including Garage)



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.

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(Including Basement / Loft Room)

Approximate Gross Internal Area = 397.25 sq m / 4,276 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)



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