



Boars Hill, Oxford





A contemporary, expansive family home equipped with high tech amenities and advanced eco-friendly features, nestled in a beautifully secluded countryside location.



Summary of Accommodation

Reception hall | Kitchen and family/breakfast room | Drawing room | Dining room | Study | Utility room | Two WCs

Ground floor bedroom with en suite shower room | Sitting room

Principal bedroom with dressing room and en suite bathroom | Two en suite shower rooms | Further bedroom | Family bathroom

Outbuilding

Garden floor with cinema room | Garden room | Gym | Indoor swimming pool | Changing room | Steam room | Sauna | Showers | WC

Garden and Grounds

Triple garage | Plant room | Ample parking | Attractive landscaped gardens

In all about 1.49 acres

For sale freehold

Situation



The house is nestled in a secluded setting amidst the picturesque, woodlands of Boars Hill, a distinguished region on the western outskirts of Oxford. Properties in Boars Hill are highly desirable because of their close proximity to the city combined with the area's rural charm.



If you value stunning countryside vistas and a tranquil retreat from urban life, Boars Hill is the perfect place for you. This haven boasts excellent rail links from Oxford City, Oxford Parkway, and Didcot stations, providing convenient services to Paddington and Marylebone.



Oxford is globally renowned for its University. There is an equally outstanding selection of local schools, such as Chandlings, The Manor, St Helen's & St Katharine's, Magdalen College, Radley College, Cothill, Our Lady's Abingdon, Abingdon School, The European School at Culham, Headington School, Oxford High, St Edward's, and The Dragon. Many of these schools are conveniently accessible via bus services from Boars Hill.



The Property

The property redefines eco-conscious design and sophisticated living with its spacious, light-filled interiors. Located amidst trees, it seamlessly blends modern comforts and cutting-edge technology, all while enjoying the proximity of Oxford's sophistication.

Perfect for both family life and entertaining guests, the house boasts a wealth of amenities including a 12.5 metre indoor swimming pool, Sonos sound system, cinema room, rooftop garden, and multiple lounging and dining areas.

Designed with sustainability in mind, there is underfloor heating, rainwater harvesting, mechanical ventilation for clean air, and air source heat pumps, ensuring low running costs and high future value.

The property is a serene countryside retreat offering modern conveniences and city amenities just 10 minutes away.

The house is on top of Boars Hill, and so has wonderful far-reaching views. After waking up to sweeping views of the surrounding hills and countryside from the principal bedroom's balcony, start your day with an invigorating workout in the gym or a refreshing swim in the pool, followed by a detoxifying session in the steam room or sauna.

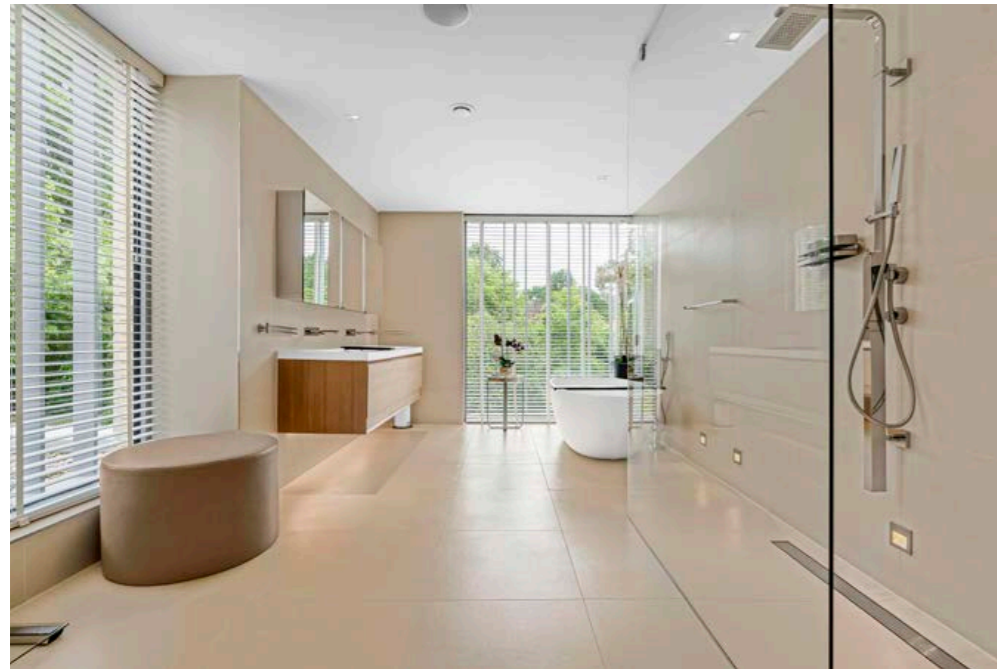
Head downstairs to enjoy an al fresco breakfast prepared in the fully equipped Futura Kitchen by Cucina Colore. Whether you choose the outdoor terrace, rooftop garden, or smart drawing room, there are plenty of spots to relax with your morning coffee while catching up on news or emails.

In the summer, children can open the pool's doors for a day of fun in the garden with friends. On cooler days, the bespoke cinema offers a perfect setting for watching blockbuster movies.

Equipped with Gigaclear high-speed internet and a Sonos sound system throughout, the property is ideal for entertaining guests.







FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 273.5 sq m / 2,944 sq ft

First Floor: 182.1 sq m / 1,960 sq ft

Garden Floor: 315.3 sq m / 3,393 sq ft

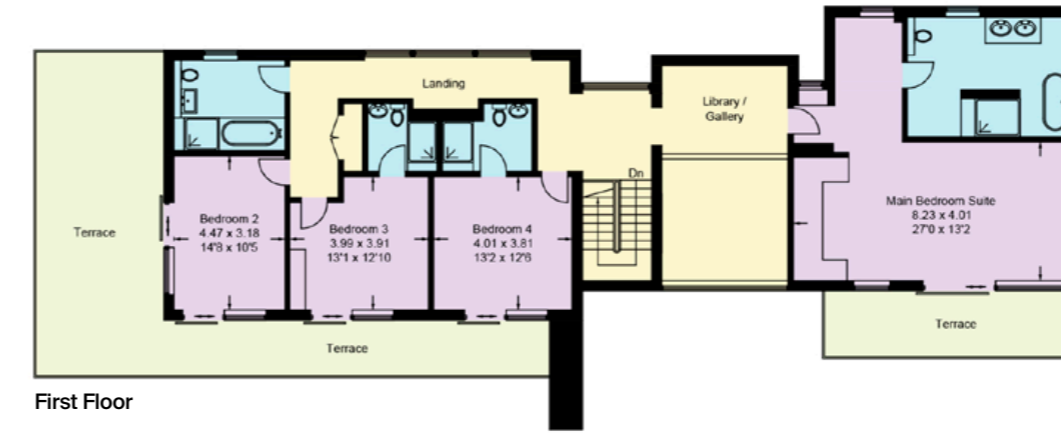
Triple Garage: 77.4 sq m / 833 sq ft

Total: 848.3 sq m / 9,130 sq ft

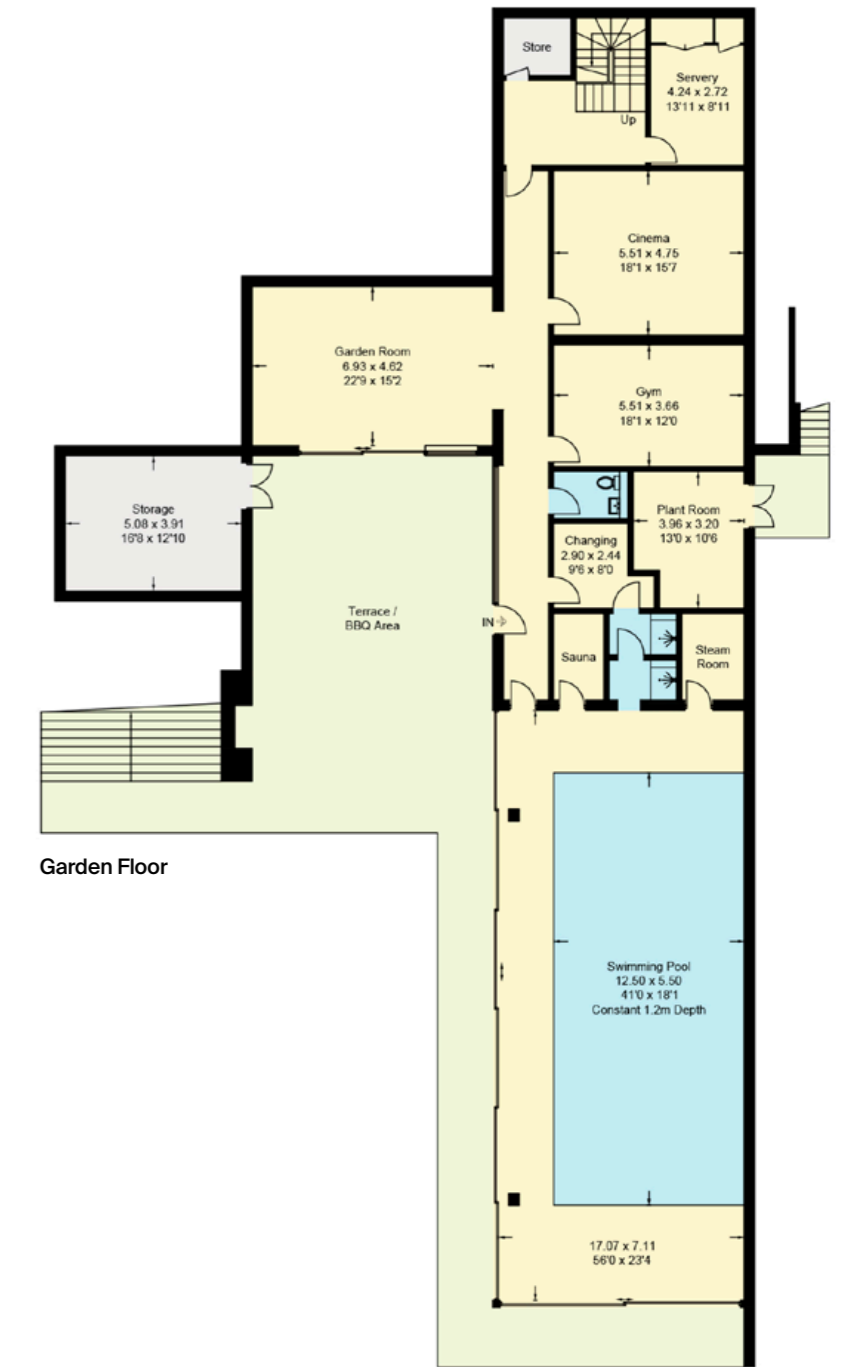
(Including Storage)



Ground Floor

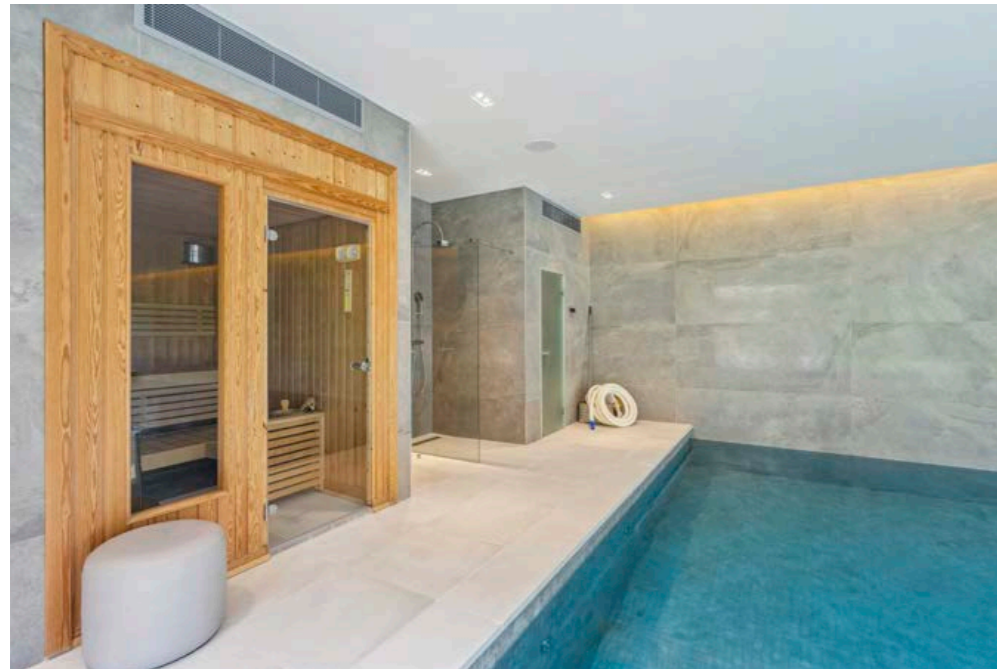


First Floor



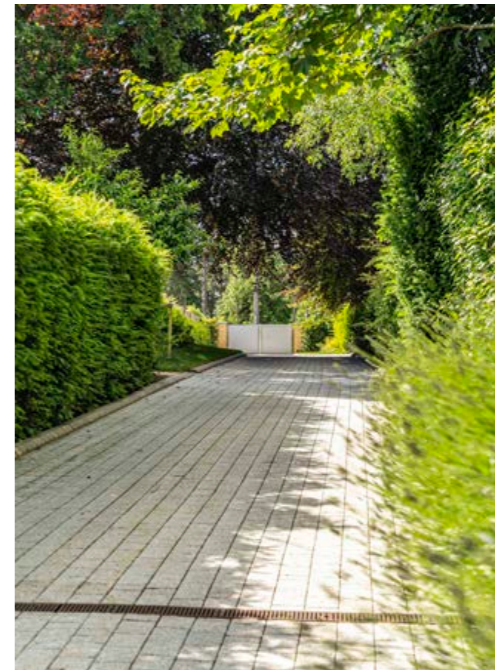
Garden Floor

FLOORPLANS



KEY FEATURES

- Traditional cavity wall construction
- Solid concrete floors with under floor heating
- Siemens appliances & luxury white sanitary ware
- Aluminium factory finished double glazed windows
- Comprehensive CCTV security & fire alarm system
- Heating & hot water by air source heat pumps
- Automatic ventilation & heat recovery system
- 5,000 litre rainwater harvesting system
- Energy efficient led lighting
- Infrastructure has been provided for the addition of solar panels
- CAT 6 wiring & fibre optic broadband
- TV aerial & satellite distribution
- 12.5m constant depth swimming pool with modern heating and cleaning system, as well as an automatic dosing system to maintain the ultimate hygienic purity of the water
- Custom made sauna & steam room
- Courtyard parking & triple garage with automatic doors
- Gym with mirrored walls & specialist flooring
- Cinema room with recessed starlight ceiling, Epson projector & retractable screen
- Security alarm system



Outside

Its spacious courtyard provides ample parking, and guests can enjoy an aperitif on the terrace before a delightful dinner in the expansive dining room. Later, Oxford's renowned theatres are just a short drive away for an evening's entertainment.

The house is named after the elegant European beech tree within the grounds, and shines with its sunlit spaces, clean lines, and sustainable design features.



Property Information

Services:

Mains gas, electricity, water and mains drainage.
Air source heat pump.

Tenure:

Freehold.

Local Authority:

Vale of White Horse District Council
Telephone: 01235 422422

Council Tax:

Band H

EPC:

Band C

Postcode:

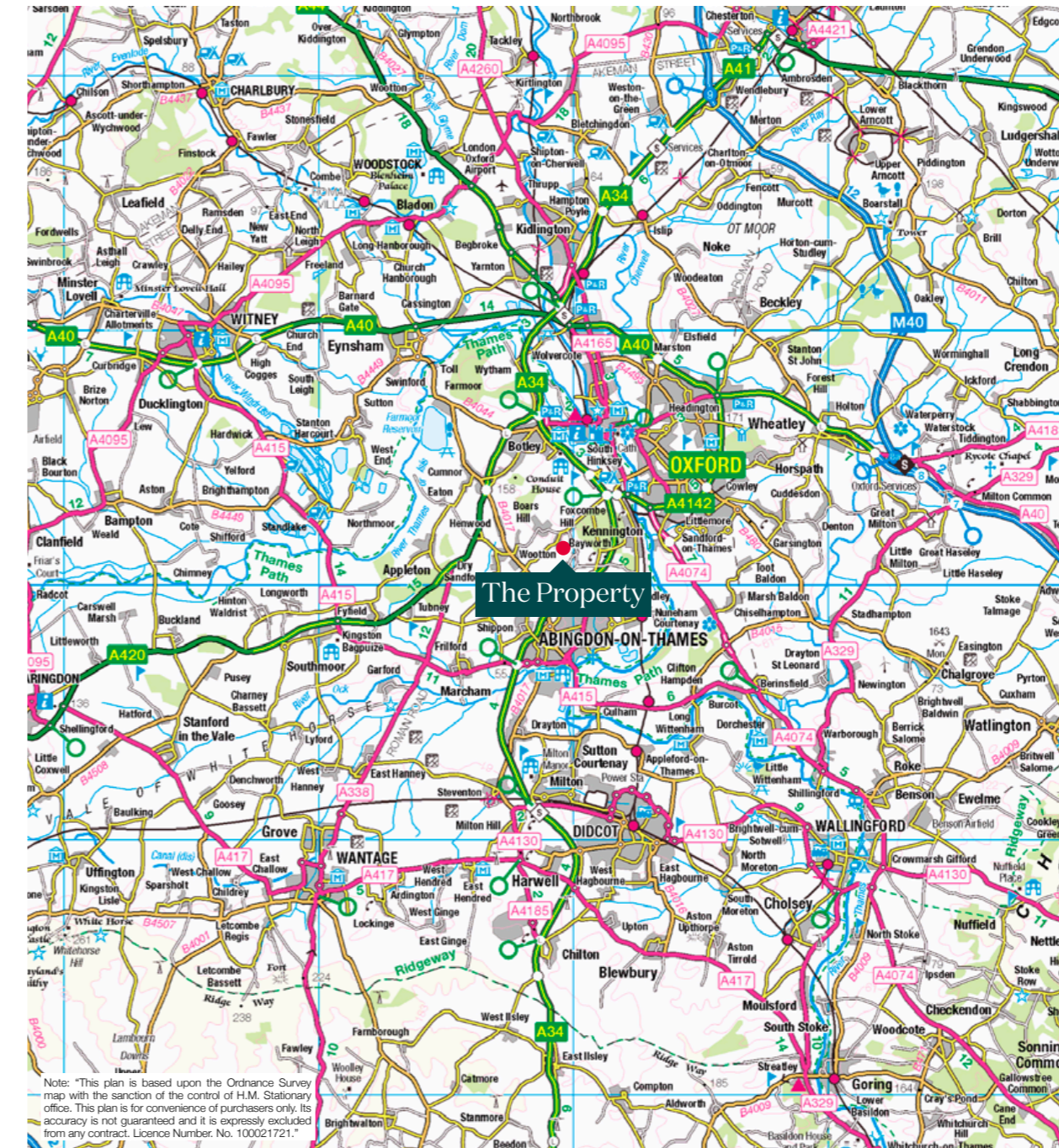
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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Country Department
55 Baker Street
London
W1U 8AN

William Kirkland
01865 790077
william.kirkland@knightfrank.com

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

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

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Particulars dated July 2024. Photographs and videos dated June 2024.

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