



Whitemarch Wootton Village, Boars Hill OX1 5HP



Whitemarch Wootton Village

A rare opportunity to acquire a detached residence with spectacular views over open country side, set within the heart of this highly coveted village

Whitemarch is located at the foot of Boars Hill in a delightful non-estate location surrounded by open farmland and offers exceptional countryside walks in three directions from the house towards Boars Hill/Jarn Mound, to The Fox over to Foxcombe woods and from the back towards Cumnor village. There is easy pedestrian access to the village of Wootton's many amenities including public house, community centre, general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa 3 miles) and Oxford city centre (circa 6 miles).

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Entrance hall with shower room off
- Inner hall with stairs rising to the first floor, understairs storage and doors to all principal rooms
- Double aspect kitchen overlooking the mature front gardens
- Highly versatile secondary reception room with attractive wood block flooring, perfect as a separate dining room, generous office or playroom perhaps
- Wonderfully light, double aspect living room with wood block flooring, bespoke joinery and glazed door opening out onto a paved terrace.
- To the first floor are three well proportioned bedrooms arranged around a most generous, part galleried landing, bedrooms one and two benefiting from stunning views over idyllic countryside
- Family bathroom with white suite
- Ample driveway parking and pre-fabricated double garage to the front
- Part walled mature gardens offering excellent degrees of privacy. A gate at the foot of the principal garden leads through to cultivation area nestled right next to paddocks









BRITISH
PROPERTY
AWARDS
2024

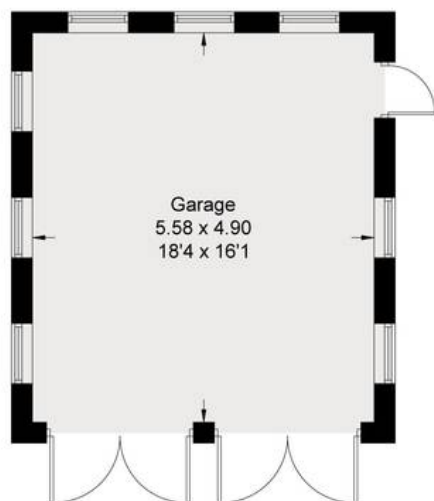
GOLD WINNER

ESTATE AGENT
IN ABINGDON

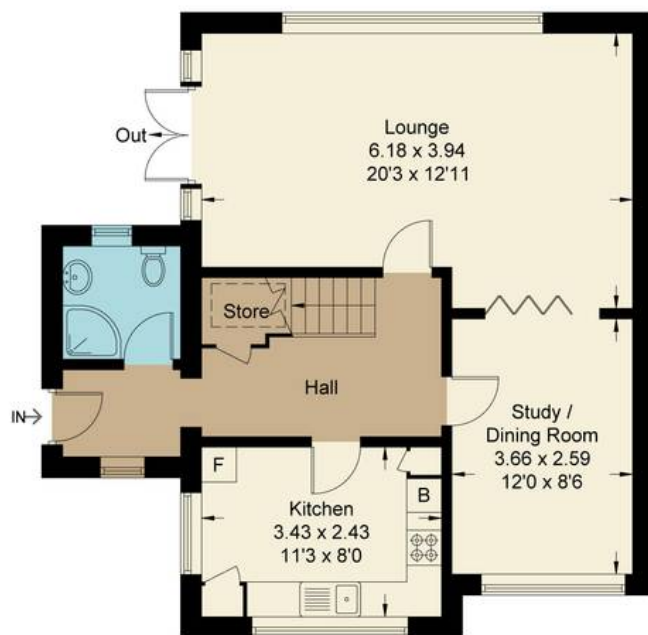
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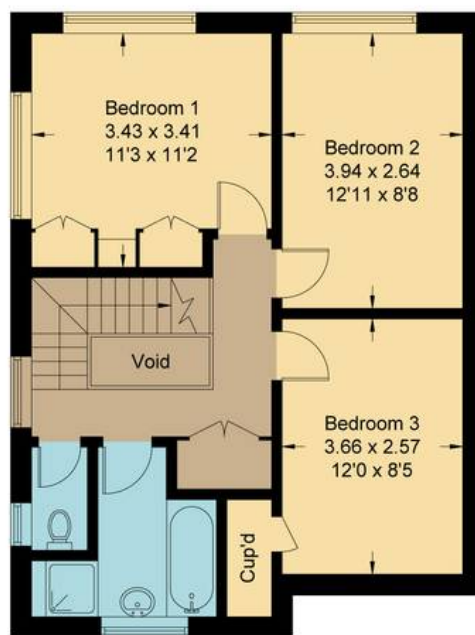
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Garage

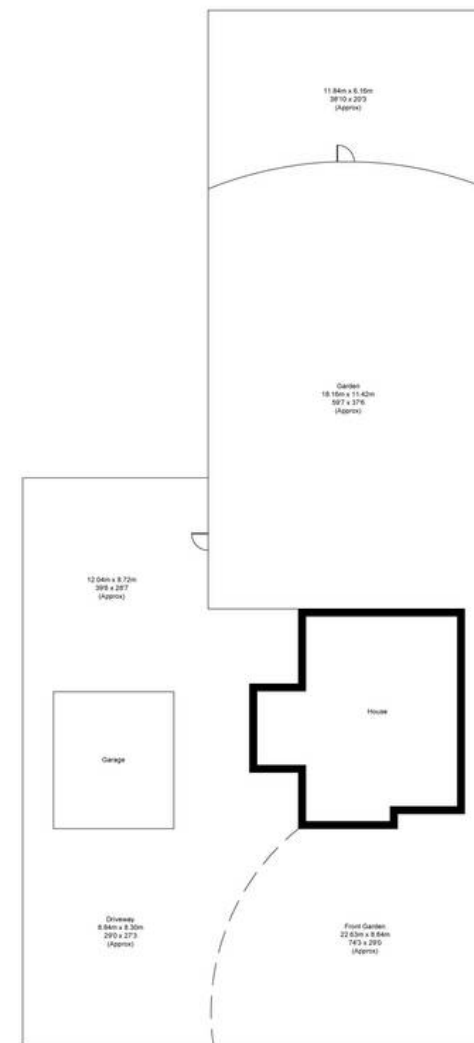


Ground Floor



First Floor

Wootton Village, OX1
 Approximate Gross Internal Area = 106.0 sq m / 1140 sq ft
 Garage = 27.30 sq m / 294 sq ft
 Total = 133.30 sq m / 1434 sq ft
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.
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