



Overboars Lamborough Hill, Wootton OX13 6BY



Overboars Lamborough Hill

Stunning open views towards Boars Hill feature with this substantial five bedroom detached family home, well situated within this highly sought after location, complemented by mature gardens extending to 0.25 of an acre offering high degrees of privacy, sold with no on-going chain.

Overboars is situated in an highly sought location within the hamlet of Lamborough Hill, being one of only a few individual and substantial detached houses with large gardens, combined with stunning views towards Boars Hill. The property offers easy pedestrian access to the nearby village of Wootton's many amenities including general stores, post office, florist, public house, school and church. There is a quick route to the nearby thriving Abingdon town (circa. 3 miles) and the historic Oxford city centre offers a wide range of amenities (circa. 6 miles).

Bedrooms: 5

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall featuring solid oak herringbone flooring (extending throughout the majority of the ground floor) leading to separate front family room/study with bay window
- Impressive front living room with bay window partly open plan to large dining room with double doors to good size and very private south-west facing rear gardens
- Large and very well-equipped double aspect kitchen/breakfast room complemented by inner hall leading to separate utility room and cloakroom
- Wonderful master bedroom providing beautiful views over open farmland towards Boars Hill and benefits from built-in wardrobe cupboards and en-suite facilities
- Four further spacious bedrooms (two benefiting from attractive elevated views over Boars Hill) complemented by family bathroom with white suite
- Features include mains gas radiator central heating (recently replaced efficient condensing gas boiler), replacement PVC double glazed windows and the property is sold with no ongoing chain
- Large front gardens (total plot 0.24 acre) incorporating private driveway providing parking facilities for many vehicles leading to detached brick-built garage
- Good size south-west facing rear gardens featuring patio and extensive lawn - the whole enclosed by fencing, mature trees and shrubbery, affording high degrees of privacy

SOLD BEFORE COMING TO THE MARKET - Stunning open views towards Boars Hill feature with this substantial five bedroom detached family home







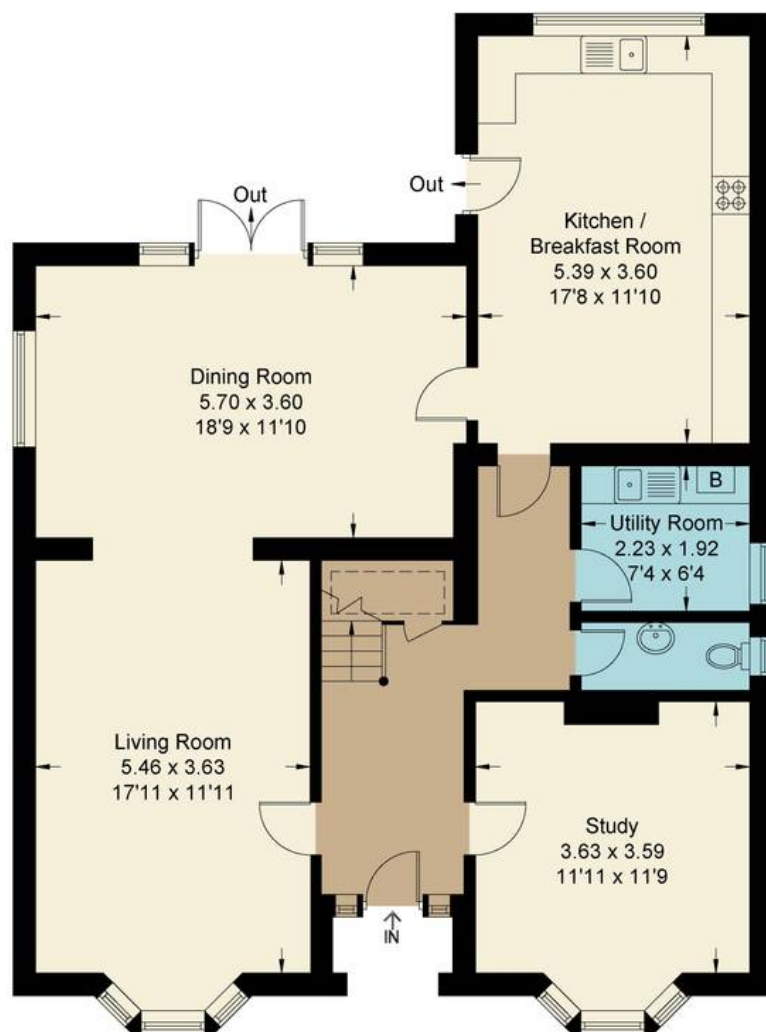




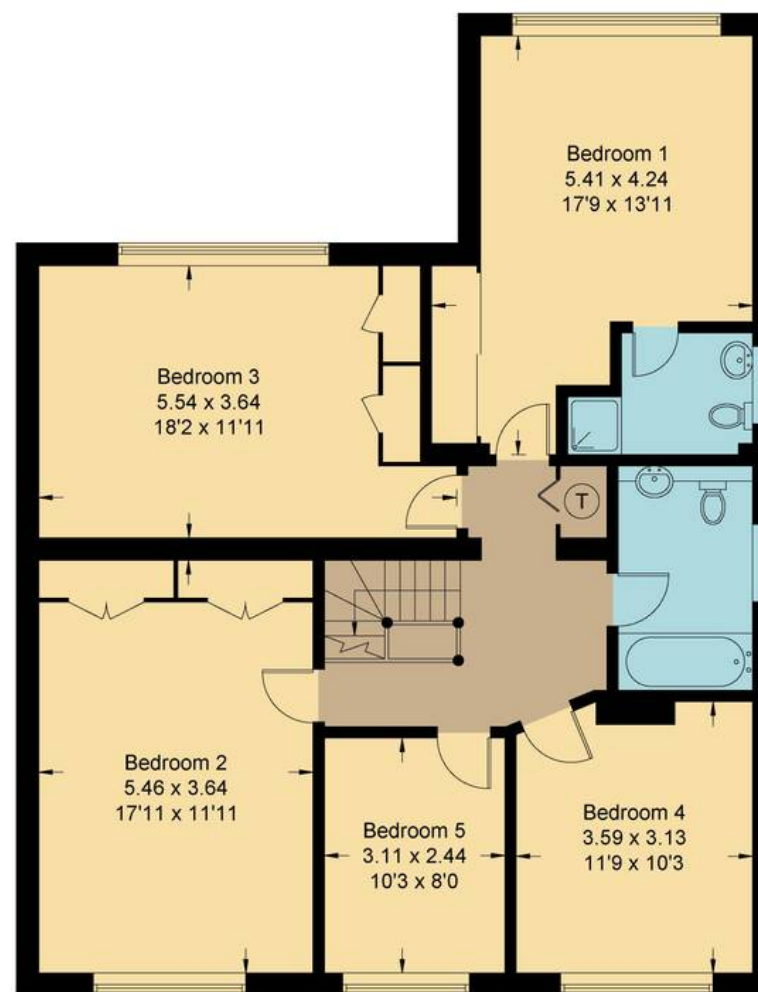
Lamborough Hill, OX13

Approximate Gross Internal Area = 200.10 sq m / 2154 sq ft

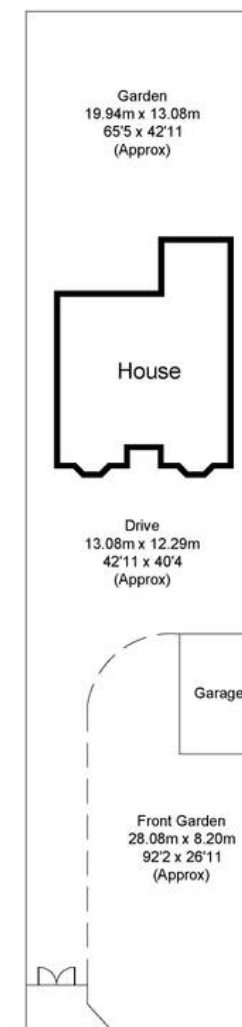
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Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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