



Cedar House
Sandy Lane | Boars Hill | Oxford | Oxfordshire | OX1 5HN

FINE & COUNTRY

CEDAR HOUSE

Cedar House is an exceptional five bedroom and three-bathroom family property incorporating luxury living located in the heart of the 200 acres of Oxford preservation trust land within Boars Hill. This property is set in just over an acre of beautiful established & mature gardens, and adjacent woodlands. An impressive garden room/conservatory, drawing room and large living room leads to the open plan kitchen/dining room. The property also has large double garaging, utility, boot room and office. Additional benefits are the re-surfaced tennis court and outdoor heated swimming pool. The property also benefits from high-speed broadband internet (Gigaclear), exceptional local schooling and trains to London every hour. And further lawful permitted development rights as per P23/V0535/LDP.



OVERVIEW

A light and welcoming entrance hall with a cloakroom has doors leading to a formal drawing room and hardwood sliding doors to the garden. The living room is the focal point of the property giving access to both the stunning garden/conservatory room and the open plan kitchen with its attractive atrium ceiling roof light and its dining space. The ground floor also has a utility and separate boot room (housing the boiler & electricity consumer cupboard). This room connects the house to the spacious double attached garaging, which has double roller electric doors to front, and double doors giving an access directly through from front to rear of the property to the gardens. A door from the garage leads to an inner hall and access to the dining/kitchen, a further cloakroom and an external door to rear gardens.

The first floor comprises of landing with linen cupboard and airing cupboard with patio door to the balcony overlooking the tennis court, a principal bedroom suite with modern shower ensuite and balcony, a guest bedroom with ensuite featuring a traditional rolled top bath and balcony. All bedrooms have built in wardrobes and the three additional bedrooms benefit from a contemporary modern luxury family bathroom with freestanding bath and separate shower cubicle with rain shower.





SELLER INSIGHT

“ Set along a private road near to the rural village of Wootton, this fabulous, spacious, family home is surrounded by spectacular Oxfordshire countryside alongside the added convenience of being close to the city centre.

“We had always earmarked this enchanting area as being the idyllic location for our family living and discovering Cedar House was perfect. Built in the 1960s, its previous owners had lived here for twenty seven years and had meticulously maintained and inspirationally enhanced the property while here. We were able to unpack our bags and enjoy everything the house had to offer. The design is perfect for contemporary living while its flexible layout and space caters for the individual requirements of everyone, particularly our children; plus we have a designated room for home working/adult entertaining. The Master bedroom has a large balcony overlooking the garden and beyond and another overlooks the tennis court. The bedroom balcony is not only perfect for morning cups of tea and enjoying the games taking place in the garden, but also works as a quiet space to tuck oneself away when the house is full of teenagers!”

“Our garden is large and mainly laid to lawn and contains a tennis court and heated swimming pool. In addition, an area of it is dedicated to beautiful shrubs, trees and herbaceous plantings. The outside space together with the house is ideal for large gatherings of friends and family whatever the occasion.”

“The village is excellent for day to day requirements with larger shops and supermarkets close by. There is a primary school in the village, while the choice of both independent and state education opportunities in the area is plentiful. There are endless, delightful walks from the house and local pubs and restaurants are very good. We are also close to Woodstock and Blenheim Palace, and the popular retail centre of Bicester is within easy reach. Oxford, with its wonderful architecture, theatres, art exhibitions and first rate shops is a delight to visit. In addition, major roads are easily accessed and both Oxford and nearby Didcot offer efficient rail services to a wide choice of destinations.”

“This is a truly outstanding home in a fabulous location and is ready for its new owners to enjoy living here as much as we have.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









GROUND FLOOR

The ground floor has good proportions and provides a fabulous living space which has a good flow throughout. Upon entering the hall, the hardwood doors and staircase set the tone. There is plenty of space for shoes and coats, with a contemporary modern cloakroom and understairs cupboard storage. Radiators throughout the house have attractive covers. Another feature of note are the hardwood doors to the ground floor. From the hall a pair of glazed hardwood doors with swept arched headers lead to the drawing room. This room has an abundance of light from the triple floor to ceiling hardwood double glazed panels and sliding door which overlook the garden to the south. This room is particularly welcoming with its feature marble Chesney fireplace with inset gas fire and the bespoke cabinetry providing cupboards and bookshelves with recessed lighting to the other. A particularly cosy room for pre-dinner drinks and winter evenings.

A further pair of glazed hardwood double doors lead through from the hall to the central focal point of the ground floor to a spacious living room, with picture window enjoying fabulous garden views to the rear. Both the conservatory/garden room, with its quarry tiled floor, radiator and double doors to patio and garden, and the open plan kitchen/dining are accessed from this room. The kitchen has bespoke kitchen wall & floor cabinetry to one end, with inset Belfast double sink unit, eye level double oven and grill, five burner gas hob, plumbing for dishwasher, filtered drinking water, and water softener, and Corian moulded work counter tops and an atrium roof light takes centre stage. The island unit with breakfast bar divides to dining area allowing for eight to dine in style. The patio doors afford beautiful views over garden.

A door from the dining room leads to the inner hall with external door to the rear garden and offers a second cloakroom extremely useful for when swimming or gardening without the need to come through the house. There is ample space for additional fridge and freezer and from here you can also enter the double garaging which is larger than average being extra wide offering the ability to park the largest vehicles and open the doors. There is a former inspection pit in the floor, which has been partially covered with a stud wall to partition off a small office to the rear back corner. Broadband provided by Gigaclear, a private provider offering several options with super-fast connection speeds available up to a max of 900Mbs.

A further pair of double doors from the living room lead to an inner lobby back into the kitchen but also to a utility room and large boot/boiler room. The utility has base and wall units, plumbing for washing machine, space for tumble dryer, double sink and drainer and recess for hanging coats. The large boot room houses the central heating boiler (Potterton) and electricity consumer meter boxes and sink unit, as well as having an external door to the front of the property and a single door into the garaging.



FIRST FLOOR

The galleried landing has hardwood handrails and painted balustrades, and a particularly unique feature of a balcony providing your very own “Royal box view” overlooking the tennis court. There is a linen cupboard and separate airing cupboard housing the water tank.

The principal bedroom has double aspect windows and floor to ceiling glazed panels and a sliding door to a balcony which runs the length of the room overlooking the southern garden to side, front & rear. There are two pairs of built-in double wardrobes and the contemporary modern ensuite has corner shower cubicle with rain shower, WC, basin, chrome heated towel rail and shaver point.

The guest bedroom is a large room with window to rear overlooking the gardens with two pairs of double built in wardrobes, balcony to the front and an ensuite with roll top bath, wash basin unit and WC. There are three further bedrooms, one double and two single rooms, all with double built in wardrobes providing excellent storage.













SEPTIC TANK
Please ONLY flush
toilet paper



OUTSIDE

The property is accessed via private gates to a generous driveway affording parking and turning for multiple vehicles. The gardens are beautiful and exceptionally well maintained, extending to just over an acre in all. The formal gardens wrap around the south/easterly sides of the property thus benefiting from sunshine in the garden all day. There is simply nothing better than a glass of something cold in hand watching the sunset sink behind the swimming pool and gardens. The boundaries are all well-defined and provide safe haven for young children and pets alike, with a mature hedge to the front of the property with white posts and verge. In addition, there is a fence inside the hedging to the front eastern boundary. The right-hand boundary, as looking from the road (western), is closed boarded with metal upright posts and has pedestrian gated access halfway down the boundary giving selected access for trade persons to be able to enter gardens and clear the private drainage system annually. The southern boundary has the most magnificent beech hedging which must be maintained and retained as part of the legal covenant process of sale. The garden has fruit trees and many specimen trees including Mount Fuji cherry trees, Japanese maples and alpenes, and shrubs of all types. In season, the roses fill the air with their beautiful scent and magnificent colours. The heated swimming pool enjoys a patio area retained by a small wall for sunbathing and is set to the rear of the plot. However, an attractive trellis fence divides the vegetable garden from the main formal gardens and pool area. The vegetable garden has a good-sized shed and greenhouse (both will remain in the sale). The tennis court, which lies to the front of the house, has been re-surfaced in recent years by a specialist professional contractor (Fosse Contracts Ltd of Leicester).







BOARS HILL

Just south of Oxford city centre rises the gently sloping wooded area of Boars Hill. With exceptional views back to the city spires from this vantage point, the area has been home to several poet laureates over time. The poet Mathew Arnold strolled this hill with fellow poet Arthur Hugh Clough. It was Arnold that coined the phrase now used to describe Oxford “that sweet city with her dreaming spires.” The area is one of the most desirable and well-respected areas outside of the ring road to live, having been home to many eminent scholars and sculptors. Lord Berkeley himself had his own home built in Boars Hill and there was also once a personal golf course of Lord Berkeley. Now known as a desirable place for the new generations to consider as an excellent place to live offering families a safe and unique environment.

Boars Hill offers easy access to the motorway networks via A34, M40 and M4.

Nearest stations are:

Oxford Station 4.9 miles and 15 minutes by car
 Then 60 -70 minutes to London Paddington or Marylebone by train.
 Didcot Parkway 11.7 miles and 26 minutes by car via A34
 Then 45 minutes to London Paddington by train.

Distances to

Oxford by road	5.0 miles	16 mins via A420
London Marble Arch	61.7 miles	1h 28 mins via M40 & A40
Reading by road	35.3 miles	43 mins via A34 & M4
Swindon by road	23.5 miles	35 mins via A420

Heathrow Airport is	52 miles	57 mins via M40
Birmingham Airport is	70.9 miles	76 mins via M40

Oxfordshire state primary schools

Wootton St Peters C of E Primary School, Appleton C of E Primary School, Dry Sandford Primary School, Marcham Primary School C of E.

Oxfordshire’s independent prep schools

Cothill, Manor School Abingdon, Cokethorpe, Chandlings Manor, Abingdon Preparatory school. St Hugh’s School, The Dragon School.

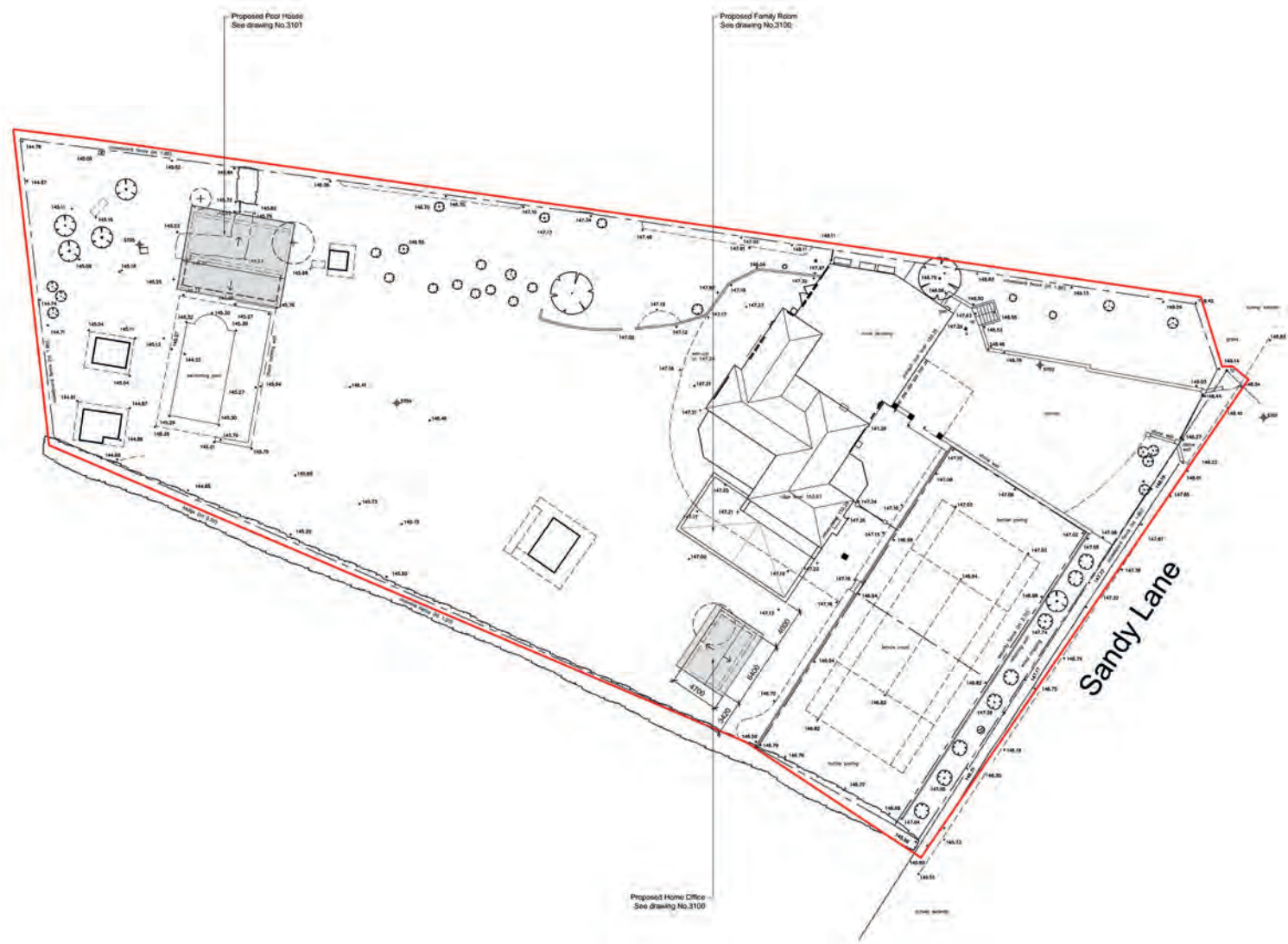
Oxfordshire state secondary schools

Larkmead School Abingdon, Fitzharry’s School Abingdon, John Mason School Abingdon, Europa School Culham Multilingual School.

Oxfordshire’s independent senior schools

Abingdon School, St Helen & St Katherine, Our Lady’s Abingdon School, Radley College, St Edward’s, Magdalen College School.

- KEY
-  Site Boundary Line
 -  Existing tree to be removed
 -  Existing tree to be retained
 -  Existing shrubs to be retained
 -  Existing shrubs to be removed



P1	Issue for Planning	21.02.23
Revised	Description	Date
MT	AT	30.01.23
Project		
Cedar House		

Title
Proposed Block Plan

Reference:
22067-OA-B1-00-DR-A-1102

Subsidiary
Planning

Drawing No.	Status	Revision
1102	S0	P1

Classification
Fl_60_20: Drawing (DG)

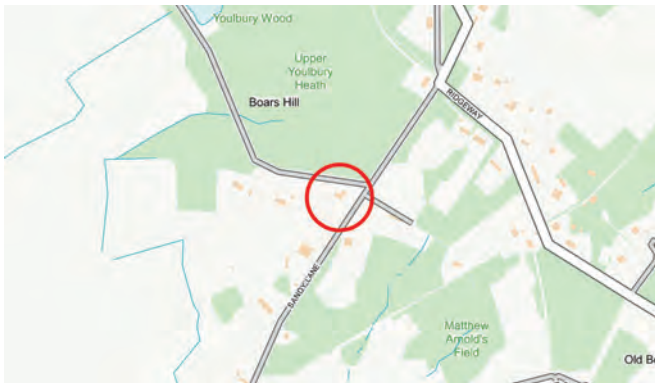
Scale
1:200 @ A1 and 1:400 @ A3

OXFORDARCHITECTS

Architects, Interior & Exterior Design
7, 11th Street
The Studios, 25a Woodland Road, Brackley, NN16 9JN
01295 810000



Oxford Architects LLP, is a Limited Liability Partnership registered in England. Copyright Reserved. All dimensions to be checked on site before work commences. If equal dimensions to be used DO NOT SCALE OFF THE DRAWING. If in doubt ask.



INFORMATION

Services & Information

Water on mains supply. Gas stop cock right hand front garage.
Annual usage approx. £3500 pa.
Electricity meter in boot room approx. £2500 pa.
Drainage private septic tank emptied annually £165
Broadband Gigaclear private fibre broadband installed. Speed and cost if you have?

Swimming pool heater via heat pump serviced 18th October 2021, add new date if has been serviced since this date, cost annually £1000 pa.? review costs.
Tennis Court resurfaced June 2018 by Fosse Contracts Ltd Leicester and new side netting fitted June 2021.
CCTV Integrated system video, Security Alarm.

The road that gives access to property is private and unadopted with charges of £195 pa.? There is a residents committee, and a statutory declaration has been previously made to confirm uninterrupted rights of access legally for at least 55 years in total since the property was constructed.

Greenhouse, shed, 1930 Summer house pavilion to be included in sale.
Loft insulated, partially boarded, with ladder & light.
All boundaries believed to be responsibility of the owner.
There is a restrictive covenant to be considered. The beech hedge must be retained and can't be removed.
Note: It is essential all purchasers consult a solicitor to verify all the above details.

Tenure

Freehold

Council tax band H

Local Authority

Vale of the White Horse District Council.
Abingdon 135 Eastern Avenue, Park drive, Milton, Abingdon OX14 4SB

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Oxford 01865 953244
Guy Simmons
mobile 07789275716
guy.simmons@fineandcountry.com
Website
For more information visit www.fineandcountry.com/uk/oxford

Opening hours:

Monday to Friday
Saturday
Sunday

9.00am - 5.30 pm
9.00am - 4.30 pm
Open by prior appointment

Cedar House, Sandy Lane, Boars Hill, Oxford

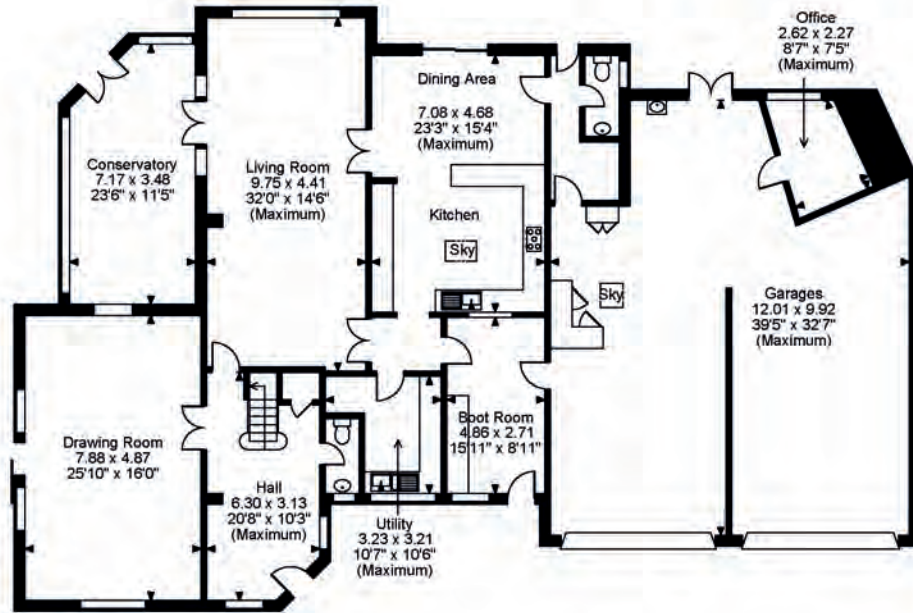
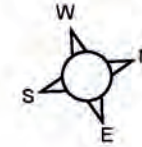
Approximate Gross Internal Area

Main House = 3689 Sq Ft/343 Sq M

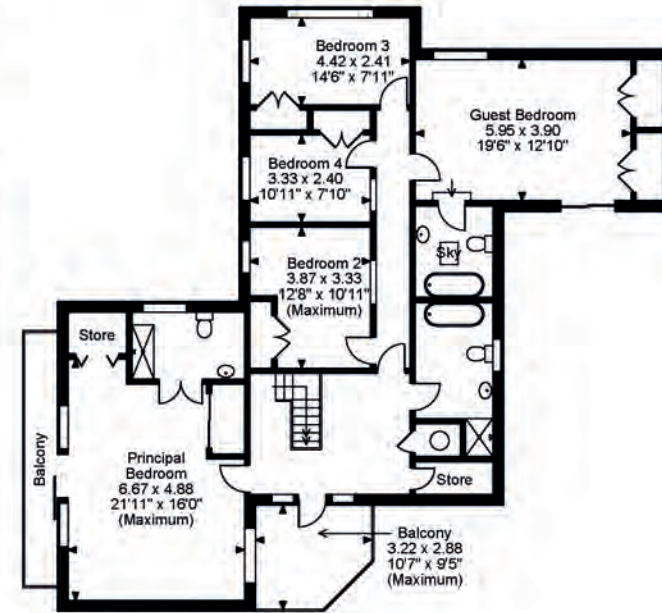
Garage = 1174 Sq Ft/109 Sq M

Balcony external area = 158 Sq Ft/15 Sq M

Total = 4863 Sq Ft/452 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8485208/SS





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS
ASSOCIATE PARTNER

Fine & Country
07789 275716
guy.simmons@fineandcountry.com

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Oxford on



Fine & Country
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 07789 275716 | guy.simmons@fineandcountry.com

