



The Old Pound, Wootton, OX13 6FE

Guide Price £1,200,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

This beautifully crafted executive home, set in a courtyard on the edge of the village, offers excellent connections to Oxford, top schools, and London. Nestled in lower Boars Hill, it boasts stunning views and is presented in immaculate condition, making it an ideal family retreat.

The home features a spacious, light-filled layout with underfloor heating throughout. Highlights include:

**Ground Floor:** A welcoming entrance hall, WC, sitting room with a log burner, and a well-appointed kitchen-family room with built-in appliances, pantry, and utility room.

**First Floor:** Four generously sized bedrooms, including a main suite with a dressing area and ensuite, a second ensuite bedroom, and a versatile landing space for a den or study.

**Exterior:** A double garage, shared gravel drive, and a private rear garden with a patio for alfresco dining.





## Key Features

- Prime Location: Situated near Boars Hill with excellent links to Oxford, London, and top schools.
- Spacious Layout: Four generously sized bedrooms, including two with ensuites.
- Stylish Kitchen: Well-appointed kitchen-family room with built-in appliances and pantry.
- Elegant Living Spaces: Includes a sitting room with a log burner and a versatile landing area.
- Semi-Rural Charm: Close to local amenities and set in a peaceful courtyard location.
- Immaculate Condition: Presented to the highest standard, ready for immediate move-in.



## The Location

Situated in a semi-rural location, the property benefits from local amenities such as a post office, Co-op, and sports facilities, alongside easy access to renowned schools and transport links, including the A34 and regular train services to London.

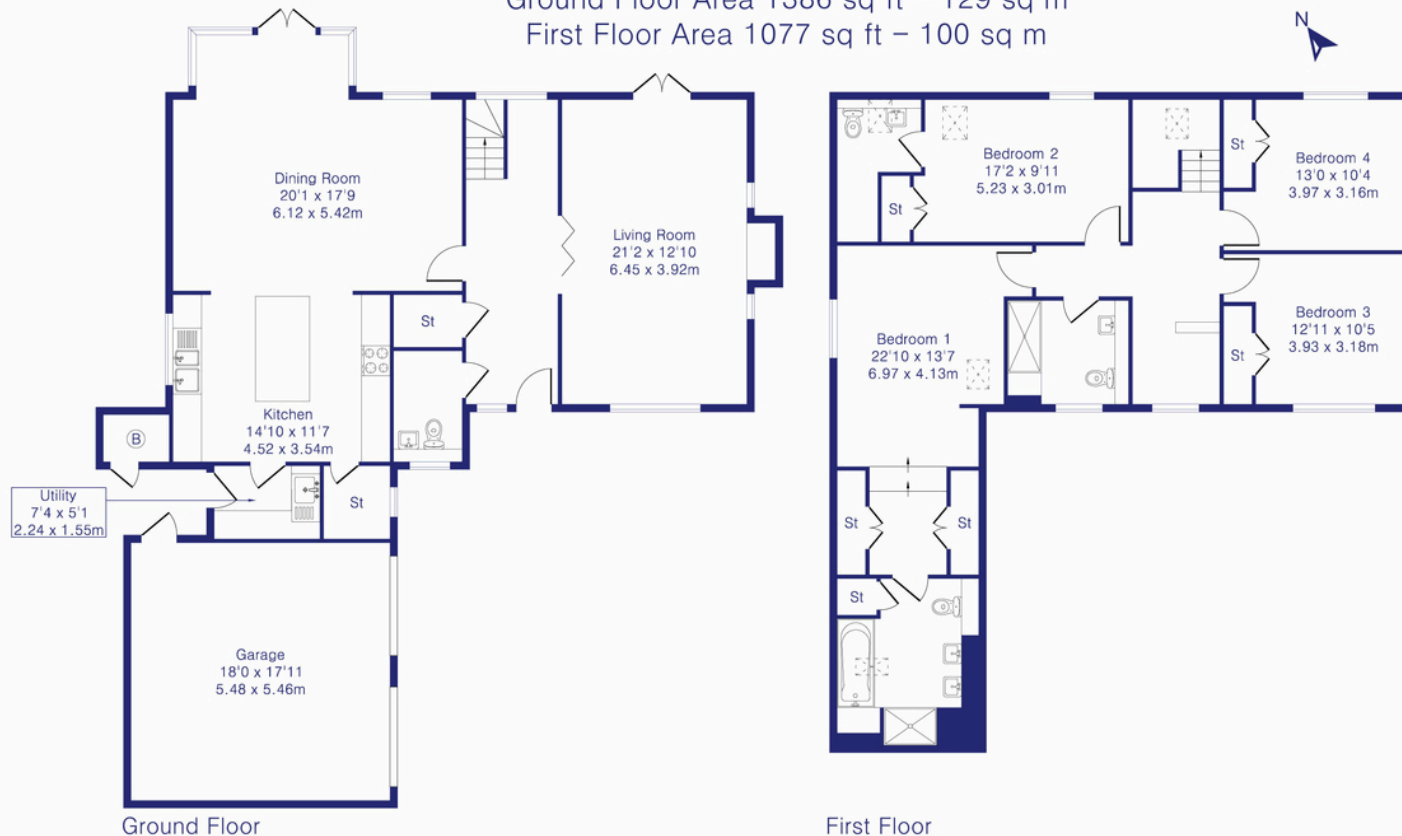
- Utilities: Mains electricity/water/drainage are connected.
- Heating: Ground source heat pump & underfloor heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



**Approximate Gross Internal Area 2463 sq ft - 229 sq m**

Ground Floor Area 1386 sq ft – 129 sq m

First Floor Area 1077 sq ft – 100 sq m



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