



Walnut Tree Cottage, Wootton Village, Boars Hill, OX1 5HP
Guide Price £750,000 Freehold

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The Property

The heart of the home is the expansive living room, defined by a brick inglenook fireplace and timber beams. A large bay window floods the space with light, flowing naturally into the extended kitchen and dining area. This contemporary hub features a wraparound breakfast bar and integrated appliances. At the rear, a versatile sitting room serves as a snug or office, doubling as a practical utility space with direct garden access.

The first floor hosts three bedrooms centred around a landing with a linen cupboard. The primary bedroom is a well-proportioned double featuring a private ensuite shower room. Two additional bedrooms showcase historic timber framing, offering unique charm. These rooms are served by a modern family bathroom with a contemporary suite that beautifully contrasts the home's aged textures.

A staircase leads to a versatile attic room, currently used as a large fourth bedroom. Stretching nearly 20 feet, this space is tucked under the eaves with striking exposed beams. While head height is restricted in areas, its generous proportions make it an ideal teenager's den, hobby room, or secluded study.



The property sits on a substantial plot emphasizing its rural setting. The front garden is a picturesque lawn enclosed by a stone wall with a weeping willow. A side driveway provides parking for four vehicles. The west-facing rear garden is a true highlight, backing onto uninterrupted fields for exceptional privacy. This space is designed for entertaining, featuring a lawn, timber pergola with lighting, and a hot tub area.



Key Features

- 400-Year-Old Charm: Characterful period home with modern extensions.
- Historic Features: Original inglenook fireplace and exposed timber beams.
- Modern Kitchen/Diner: Large contemporary space with a breakfast bar.
- Flexible Living: Three distinct reception rooms including a home office.
- Master Ensuite: Principal bedroom featuring a private shower room.
- Large Attic Room: Nearly 20ft long, perfect as a fourth bedroom or den.
- Field Views: West-facing garden backing onto uninterrupted countryside.
- Ample Parking: Private driveway accommodating up to four vehicles.
- EPC Rating D - Council Tax Band E





The Location

Nestled at the foot of Boars Hill, Wootton is a sought-after village balancing rural charm with modern convenience. Residents enjoy a thriving community spirit centred around the local primary school, community shop, and the welcoming Bystander pub. This prime location offers immediate access to stunning woodland walks and Oxford skyline views, while remaining just three miles from historic Abingdon.

For the commuter, Wootton's connectivity is unrivalled. The village provides swift access to the A34, M4, and M40, with nearby Didcot Parkway reaching London Paddington in under 40 minutes. Whether enjoying Michelin-recommended dining nearby or the cultural riches of Oxford just six miles away, Wootton offers an idyllic, accessible retreat for families and professionals.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- 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: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Approximate Gross Internal Area 1555 sq ft - 145 sq m

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 580 sq ft – 54 sq m

Second Floor Area 222 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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