



Wootton Village, Oxford, OX1 5HP

Guide Price £800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor offers spacious and versatile accommodation, centred around an extended open-plan kitchen/dining area. The contemporary kitchen features sleek handle-free cabinetry, stone worktops, a large central island with an integrated gas hob and a range of integrated stainless steel appliances. Double doors provide access to the garden, while a separate utility room adds practicality. A generous 24ft dual-aspect sitting room features a fireplace and French doors opening onto the rear terrace. Further accommodation includes a separate dining room, a front-facing study/reception room, ideal for home working or use as an occasional fourth bedroom, and a welcoming entrance hall.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom with extensive fitted wardrobes. The accommodation is served by two contemporary bathing facilities, comprising a stylish family bathroom with full tiling and geometric accents, alongside a separate modern shower room.

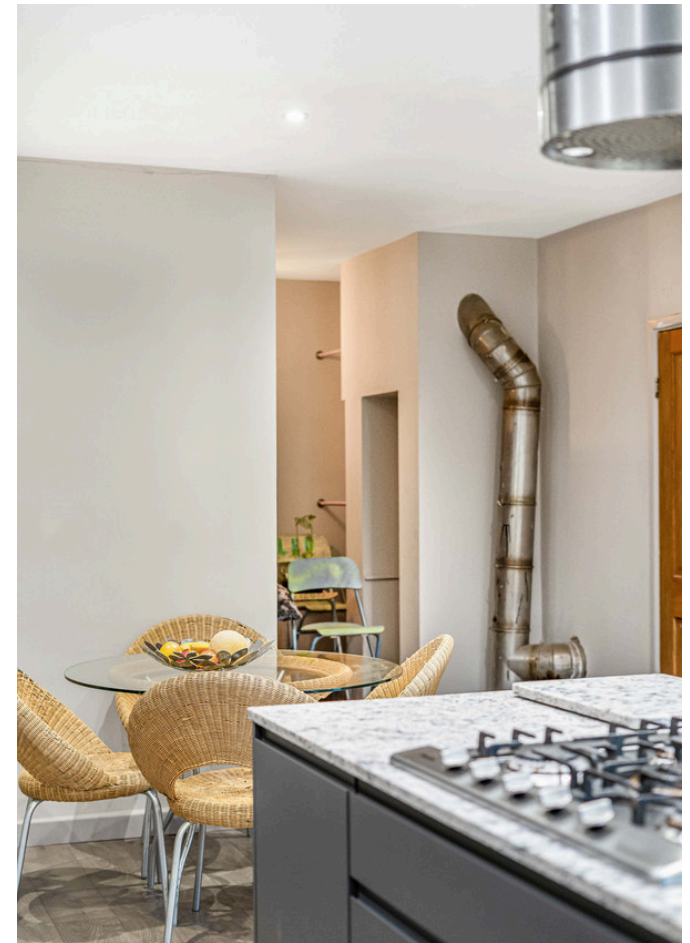
Situated in the highly desirable Boars Hill area, the property benefits from a broad drive-in, drive-out tarmac driveway, complemented by mature stone walling and established planting. The generous rear garden is predominantly laid to lawn, offering a good degree of privacy with mature hedging and specimen trees. A substantial stone patio, accessed directly from the sitting room and kitchen, provides an ideal setting for outdoor dining and entertaining.





Key Features

- Highly desirable Boars Hill location, close to Wootton village
- Spacious and versatile accommodation throughout
- Extended contemporary kitchen/dining room with central island
- Impressive 24ft dual-aspect sitting room with feature fireplace
- Three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes
- Separate study/reception room and additional dining room
- Two contemporary bathing facilities, including a separate shower room
- Generous private rear garden, stone terrace and drive-in, drive-out driveway
- EPC Rating D - Council Tax Band G





The Location

Wootton Village is a popular village on the outskirts of Abingdon, ideally placed for enjoying the Oxfordshire countryside while remaining close to the town's amenities. Local facilities include shops, a pub and primary school, with further shopping, cafés, restaurants and leisure facilities in nearby Abingdon. Oxford and the A34 are easily accessible.

Nearby Boars Hill is highly regarded for its leafy, semi-rural setting, elevated position and countryside walks, with some areas enjoying far-reaching views towards Oxford's famous dreaming spires. A choice of state and independent schools is available in Oxford and Abingdon, while the A34 provides convenient links to the M40 and M4.

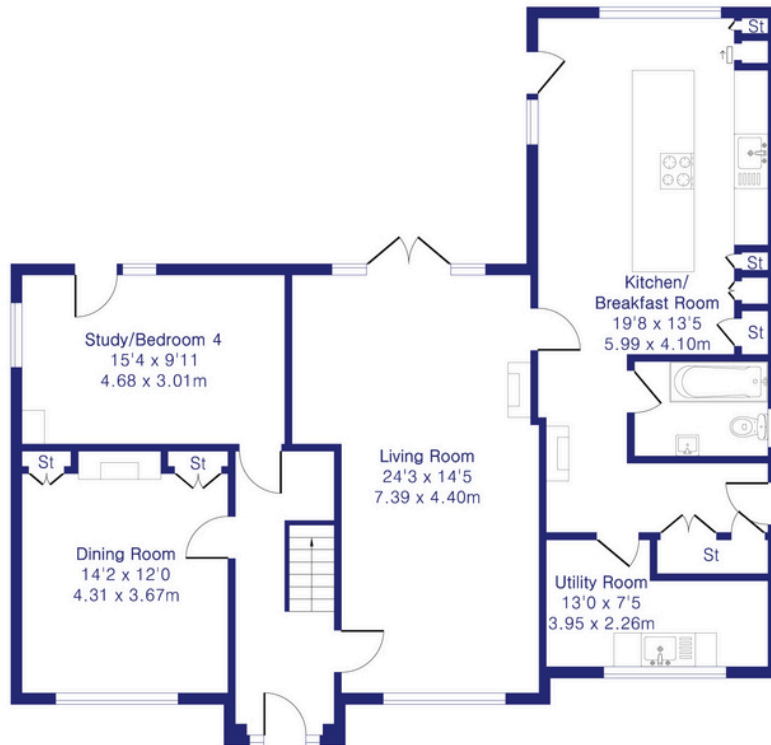
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



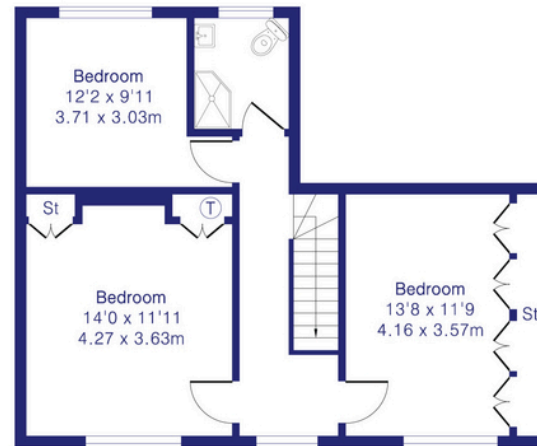
Approximate Gross Internal Area 1846 sq ft - 171 sq m

Ground Floor Area 1261 sq ft – 117 sq m

First Floor Area 585 sq ft – 54 sq m



Ground Floor



First Floor



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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