



Balliol House, Wootton, Oxfordshire





The Property

A handsome period house with generous ceiling heights and a large garden in a delightful village

Balliol House is a beautiful period property which has come to the market for the first time in forty years. It sits in a proud elevated position in the heart of the village only two miles from the centre of Woodstock and the world heritage site of Blenheim Palace.

The house is built of Cotswold stone under a tiled roof with large mullioned windows overlooking the garden. The generous accommodation is set over two floors and offers three good reception rooms with a large bright kitchen/breakfast room and Raeburn. The upper floor consists of five bedrooms and two bathrooms. In the garden is a home office or studio with a wood burner and terrace which faces south overlooking the garden. There is also a double garage with additional parking for two more cars. The mature garden is terraced into three separate areas, incredibly private and facing south as you look down the garden.

This picturesque north Oxfordshire village offers an excellent shop run by volunteers. The Wootton village hall is famous for its talks with many guest speakers on various topics, a twelfth-century church and the Killingworth Castle Inn with outstanding food and accommodation.

Property information:

Tenure: Freehold
Local authority: West Oxfordshire
Council Tax band: G
EPC: Tbc

Distances:

Woodstock 3 miles, Soho Farmhouse 8 miles, Bicester 12 miles, Oxford 13 miles, Central London 69 miles, Heathrow Airport 58 miles. (All distances are approximate).





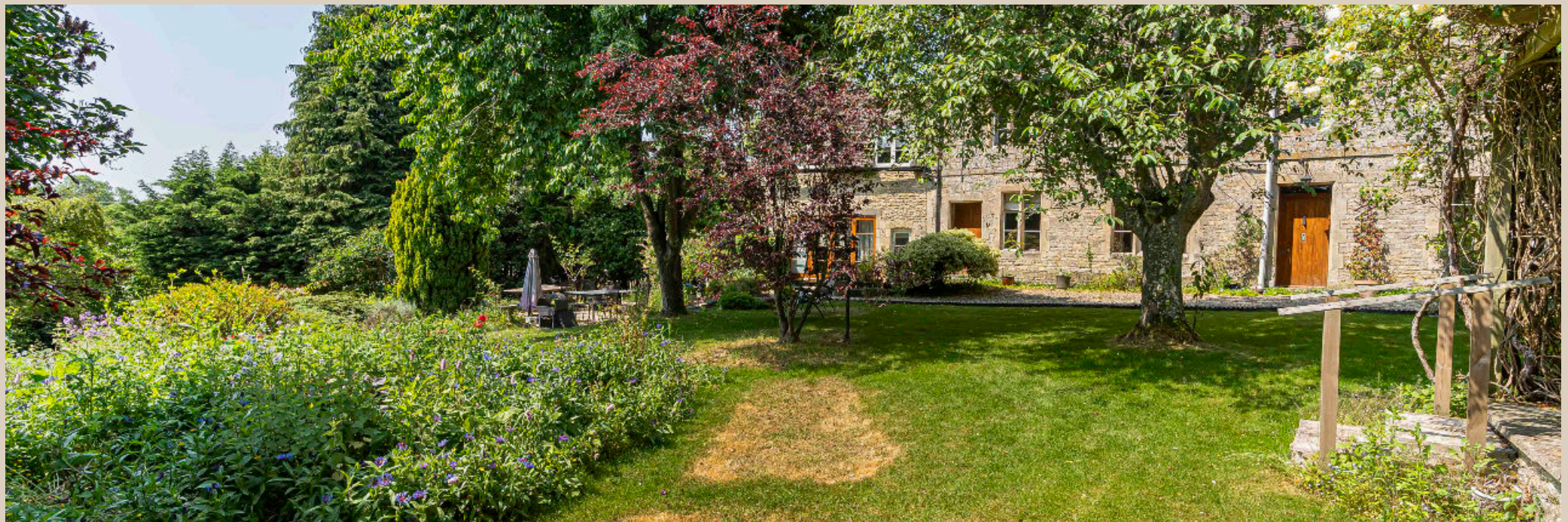
Location

Wootton Stores is a community-run shop in the centre of the village. Open seven days a week, the shop provides a wide range of food, drinks, general grocery supplies and a prescription pick-up service. The courtyard garden provides a beautiful venue for freshly made coffee and catching up with friends. A wide range of community events, such as the monthly 'Wootton Tea Room' in St Mary's Church, a baby & toddler group and a bell-ringing group, all provide rich opportunities for engagement in village life.

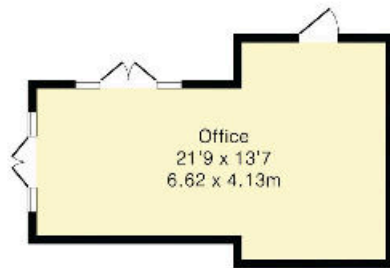
The locally renowned 'Wootton Talks' began as a fundraising project almost 15 years ago, initially to raise funds for renovation work on the Village Hall and currently for the Ukraine Humanitarian Appeal. An impressive range of high-profile speakers have contributed to the monthly programme. The Hall is also a bookable venue for yoga, art classes and seasonal events. Wootton Community and Sports Trust (WCAST) is a charity run by a group of volunteers from the community to promote amateur sports within the village. Operating at Burditch Hall and playing fields, it provides a welcoming and friendly social centre for residents and their guests, supports young people from the village and the surrounding area, and offers local residents an affordable facility for private hire. Newcomers to Wootton are immediately welcomed and quickly introduced to all that live within this beautiful village community can offer.

The historic town of Woodstock is close to hand, and Bicester Village and Daylesford Organic Farm Shop are also within a short drive. Golf and Spa facilities: Golf is at Kirtlington, Oxfordshire, Heythrop Park and Burford. The Manoir au Quat'Saisons is an easy drive, as is Soho Farmhouse Spa and Restaurant, which is internationally renowned. Schools: Balliol House is ideally situated for the top Oxford schools. Preparatory schools include The Dragon, Summer Fields, Cothill and Chandlings Manor. Secondary schools include Oxford High, Headington, St Edward's and Magdalen College. Slightly further afield are Radley, Abingdon and Bloxham, all highly regarded.

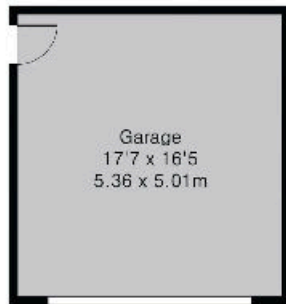




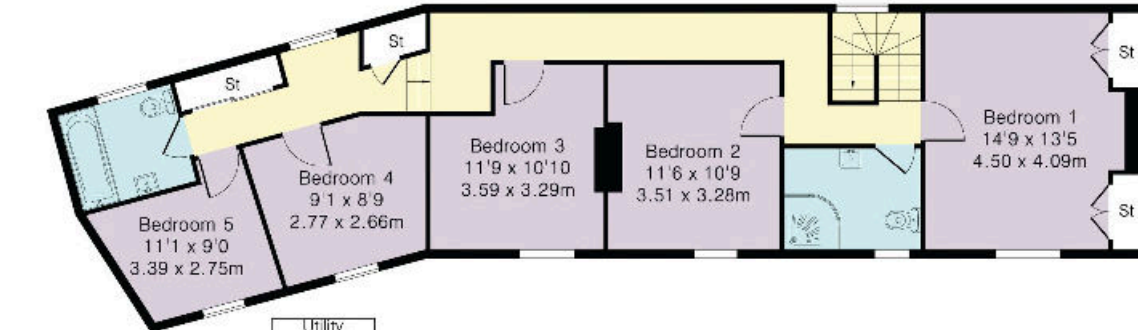
Approximate Gross Internal Area 2415 sq ft – 225 sq m
 Ground Floor Area 933 sq ft – 87 sq m
 First Floor Area 955 sq ft – 89 sq m
 Outbuilding Area 238 sq ft – 22 sq m
 Garage Area 289 sq ft – 27 sq m



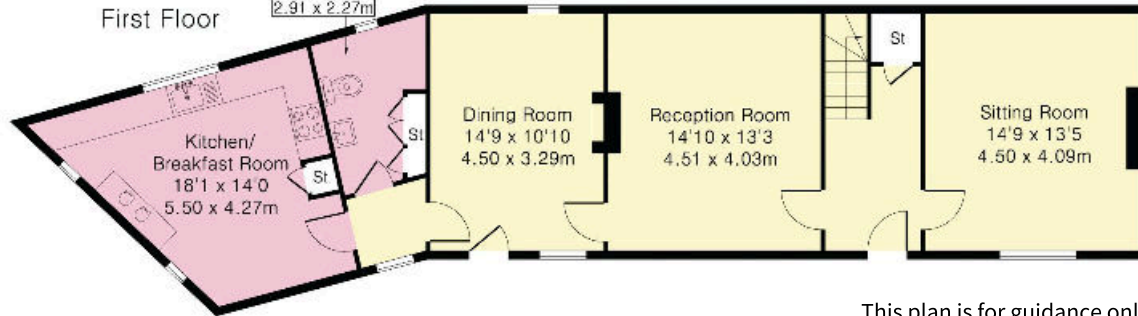
Outbuilding



Garage



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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