



Lincombe Lane, Boars Hill



A well-positioned house with mature gardens.

The accommodation is principally over a single floor with good sized rooms with large picture windows affording excellent light to all rooms. Presently it is arranged as three bedrooms, with one having an en suite shower room, and there is a family bathroom. There is a large sitting room with an opening into the dining room, and the kitchen/breakfast room is adjacent. Off the kitchen is a conservatory overlooking the rear courtyard. There is separate access to an annexe at one end of the property, which provides a study with stairs to the first floor, where there is a bedroom and shower room. There is also a large loft that could be converted, subject to planning. To the front, there is a large parking area for several vehicles and access to the garden on both sides. The rear garden slopes gently, and a heated swimming pool is partially screened by a hedge with a log cabin. The garden has a number of fine oak trees, and to the bottom boundary is a spring-fed stream.



Guide price: £1,400,000

Tenure: Available freehold

Local authority: Vale of White Horse

Council tax band: G

In this popular location close to Oxford, the house lies towards the end of Lincombe Lane and occupies a delightful setting with views over its garden and open fields beyond.









Location

Boars Hill is a sought-after residential area famous for its wooded rural setting, just four miles from the centre of Oxford. It provides a wide range of shopping, cultural, recreational and educational facilities. It is well served by communications with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, and the regional centres of Newbury and Swindon are also within easy reach. Communications by rail are also excellent, with fast trains from either Oxford or Didcot to London Paddington taking about fifty and forty-five minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone in fifty-six minutes. The house is situated within proximity to many schools in the Boars Hill area, including Abingdon, Radley, Cothill and Chandlings and also within easy distance to central Oxford, where The Dragon, St Edward's, Magdalen College, Summer Fields, Headington, Wychwood and Oxford High School are located.







Approximate Gross Internal Area
 Ground Floor = 212.5 sq m / 2,287 sq ft
 First Floor = 21.7 sq m / 233 sq ft
 Outbuildings = 48.4 sq m / 521 sq ft
 (Including Garage)
 Total = 282.6 sq m / 3,041 sq ft

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.



Knight Frank
Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
William Kirkland
 01865 986547
william.kirkland@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2023. Photographs and videos dated June 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

