



Robin Wood, Boars Hill





Robin Wood

A superbly presented family house finished to a very high standard.



Guide price: £2,950,000

Tenure: Available freehold

Local authority: Vale of White Horse District Council

Council tax band: G





BE
PRESENT

MAYBE
YOU'RE THE
SAME AS ME
WE'VE THOUGHT THAT WE
NEVER SEE
YOU & I ARE
GONNA LIVE
FOREVER



The Property

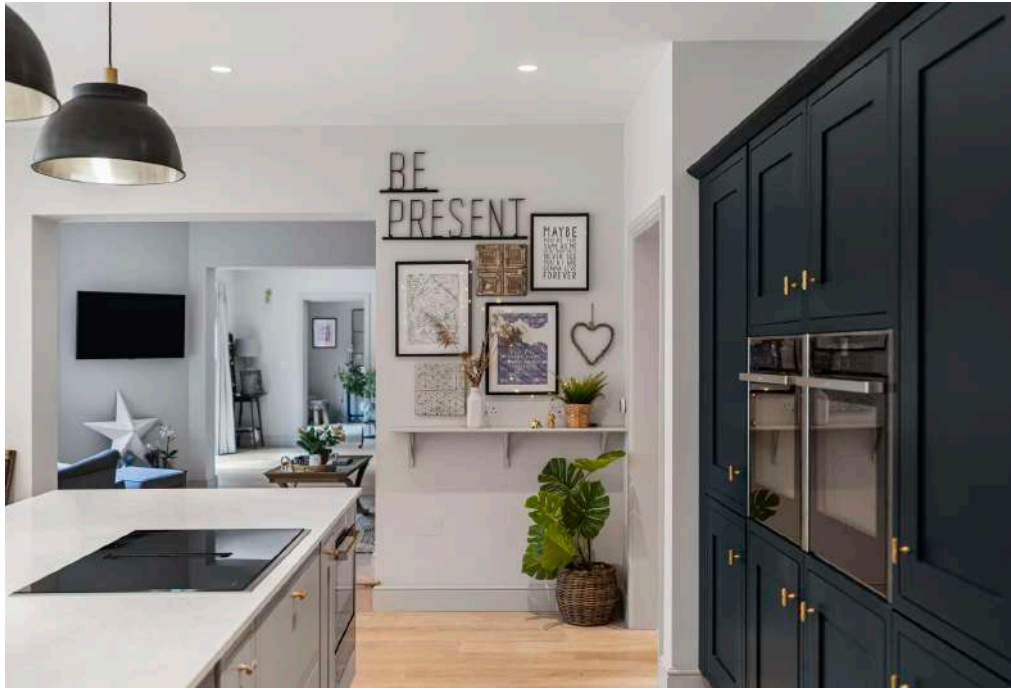
This impressive house has been beautifully modernised and extended and comprises almost 4000 sqft over two floors. It enjoys a private setting with large gardens of circa 0.7 acres and all the main rooms overlook the south facing gardens and swimming pool. The front door opens into a light-filled, large reception/staircase hall with a wood-burning stove and doors to the terrace. It leads into the family room, and the heart of the house is the superb kitchen breakfast room with an extensive range of units with Neff appliances, a Quooker boiling water tap, a central island, large dining area and bi-fold doors to the garden. There is a very well-planned boot room and utility room with a considerable range of cupboards and storage as well as door to the outside. The double-aspect sitting room has a central fireplace with wood-burning stove, and at the end pocket doors lead into the study with a store room to one side.

The first floor comprises the main bedroom with a large ensuite bath/ shower room and walk-in dressing room. There is a guest ensuite bedroom, three further bedrooms, a large family bathroom and a separate shower room. Particular features in the house include underfloor heating to the ground floor, Sonos sound system to the ground floor and main bedroom ensuite, individual Nest Thermostat zones and bathroom taps & showers by Lusso Stone.

All the main rooms look onto the private garden, which is laid to lawn and flanked by a mix of fine mature trees, including beech, ash, lime and copper beech. A large terrace runs along the rear of the house, which provides a lovely dining area with a heated swimming pool via an air source heat pump. The garden office/yoga room is a Bloomsbury Writing Retreat by Malvern Garden Buildings which has super-fast broadband. To the front is the drive with a lawn on either side and an electric car charging point.

Historical note - the house was previously owned by Professor Gordon Dobson, who in 1924 built a spectrograph for the measurement of atmospheric ozone. This original machine is now in the Natural History Museum in Oxford.











Boars Hill is a sought-after residential area famous for its wooded rural setting, just four miles from the centre of Oxford which 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, with the regional centers of Newbury and Swindon 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 close proximity to many schools in the Boars Hill area, including St. Helen and St. Katharine, 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.





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Approximate Gross Internal Area 4149 sq ft – 386 sq m
 Ground Floor Area 2106 sq ft – 196 sq m
 First Floor Area 1685 sq ft – 157 sq m
 Garage Area 207 sq ft – 19 sq m
 Outbuilding Area 151 sq ft – 14 sq m



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