



Ridgeway, Boars Hill





A discreetly positioned house in almost 3.7 acres in this sought-after location close to Oxford.

The property occupies a private location and has the benefit of a significant land holding, the majority of which is mature woodland.



Guide price: £1,600,000

Tenure: Available freehold

Local authority: Vale of White Horse

Council tax band: G







The Property

The house requires modernisation and lends itself to extension and/or development, subject to planning. The accommodation is over two floors, and the house sits in an elevated position with views over the land. Internally the rooms are well proportioned with good natural light throughout, and there are four bedrooms with two bathrooms. To the ground floor is the entrance hall, sitting room with conservatory, dining room and study. The kitchen/breakfast room is to the rear, with an adjacent WC, a utility room, and an adjoining external store. To the front and rear, the garden is laid to lawn, and then at the back, it slopes gently and is dotted with a number of mature trees and rhododendron interspersed with small streams and springs. It is a haven for wildlife and has been largely undisturbed for many years. The garden has been used by the University for research purposes as well as featured in a number of television programmes.





Location

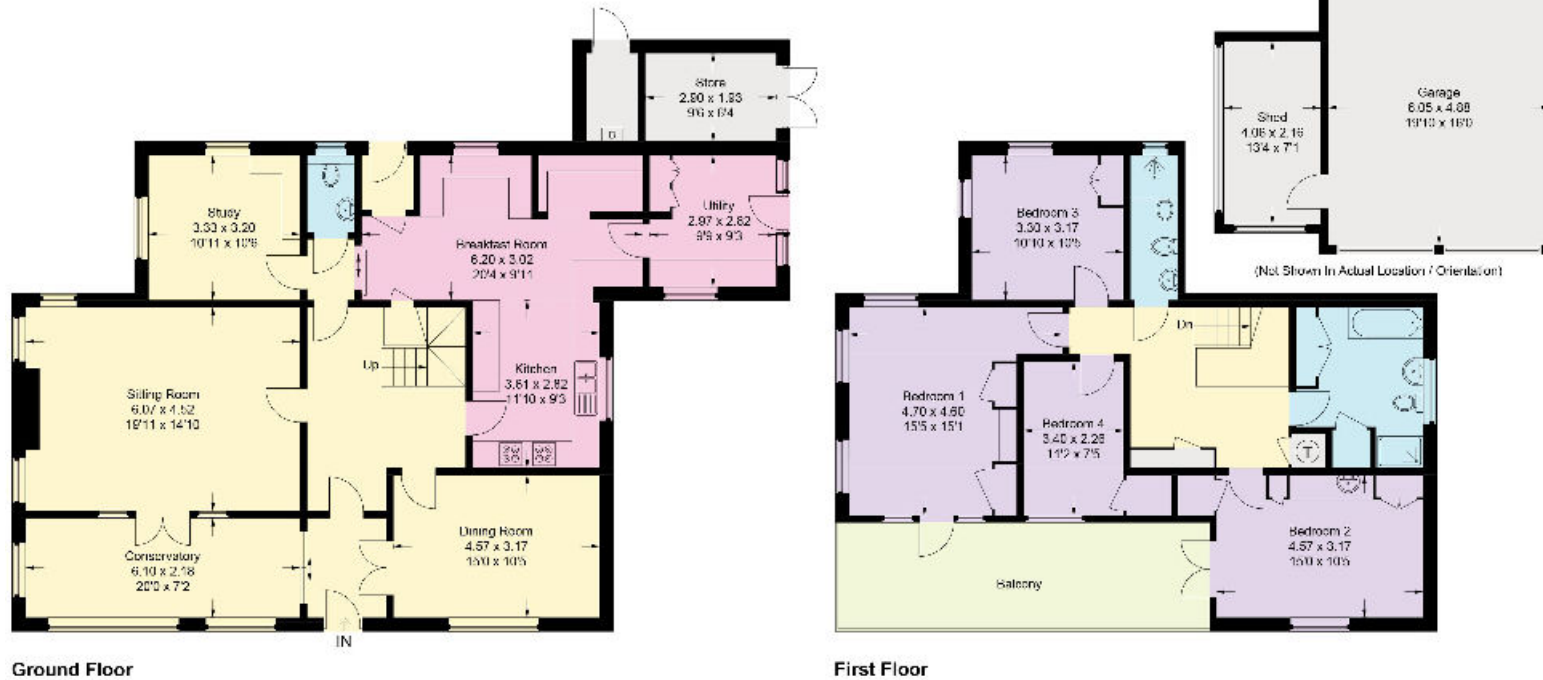
Boars Hill is a sought-after residential area famous for its wooded rural setting, just four miles from the centre of Oxford. It provides various shopping, cultural, recreational and educational facilities. It is well served by connections with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways, and the regional centres of Newbury and Swindon are also within easy reach. Connections by rail are also excellent, with fast trains from 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.



Ground Floor = 131.7 sq m / 1,418 sq ft
 First Floor = 83.7 sq m / 901 sq ft
 Outbuildings = 47.5 sq m / 511 sq ft
 Total = 262.9 sq m / 2,830 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.



Ground Floor

First Floor

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Oxford Sales
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 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
William Kirkland
 01865 986547
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