



1 Henwood Drive
Boars Hill, Oxford

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A modern family home on the edge of Wootton Village near Boars Hill with extensive outbuildings and a generous plot of just under 1.2 acres.

The semi-detached home enjoys a lovely green aspect with outstanding elevated views across the surrounding landscape, and is well-placed for Oxford, the local road network and a variety of well regarded schools.



2 RECEPTION ROOMS



3 BEDROOMS



**2 BATH/
SHOWER ROOMS**



OUTBUILDINGS



**JUST UNDER
1.2 ACRES**



FREEHOLD



VILLAGE



1,462 SQ FT



**ASKING PRICE
£725,000**



The property

The house was built in the 1930s and has been skilfully and sympathetically modernised by the vendors, making a very stylish and modern home with light, neutrally appointed interiors which are easy to personalise. The bright, airy layout is entirely open plan on the ground floor, with excellent flow: the front door opens to a relaxing snug and adjoining sitting room, and onwards to the highlight of the home, a stunning kitchen and dining room. There is plenty of storage in wall and base cabinetry, plus a large central island that doubles as informal seating and food preparation space. The space is warmed by underfloor heating, while the dining area overlooks the garden and can be opened to the outdoors via a set of bifold doors; it is lit from above by a sizeable roof lantern. Adjoining the kitchen there is a utility room for laundry machines and a cloakroom with WC.

An open oak staircase in complementary wood adds to the feeling of light, leading up to the first floor. Here, the three bedrooms are arranged around a central landing, including a fabulous principal bedroom with a vaulted ceiling and exposed timbers, and a balcony accessed through folding doors. There is also a walk in en-suite shower. The second of three well proportioned bedrooms includes a bath, bespoke vanity unit and wc. The middle bedroom has a large velux roof light, and fitted wardrobe.



Outside

The house is set within a generous plot of just under 1.2 acres, which is deceptively spacious at the front. There is parking to the front of the house while a private driveway leads alongside the property to the rear where there is additional parking and a number of outbuildings: a double car port, a useful workshop, a detached barn, log store and a garden room with an attic storage space. Keen gardeners will appreciate the space on offer, with the garden offering a substantial paved terrace, manicured lawns, a large paddock and a fantastic kitchen garden with raised beds. For entertaining there is a raised decking terrace with a wood-fired hot tub and space for an outdoor kitchen. The garden is enclosed to either side with mature trees, while the far boundary has been left open to maximise the views over the countryside to the rear. The area features a network of rights of way making exploring a breeze.

Location

The property is situated less than a mile north of Wootton Village, which enjoys a charming setting nestled below Boars Hill providing convenient local facilities including a store/Post Office, village pub, sports club and recreational ground. The village is very family-friendly, with Wootton St Peter's CofE Primary School easily accessible and Cothill House nearby, and Oxford's prestigious independent schools such as St Edward's, The Dragon and Summer Fields. Good connectivity via the A34/A420 offers rapid access to major motorways including the M4 and M40. Oxford's city centre lies just six miles away, with trains from Oxford to London Paddington and Oxford Parkway to London Marylebone.



Distances

- Oxford 6.4 miles
- Abingdon 4.1 miles
- Witney 11.5 miles

Nearby Stations

- Oxford
- Oxford Parkway

Key Locations

- Kassam Stadium
- Oxford Science Park
- Oxford Sailing Club
- Frilford Heath Golf Club

Nearby Schools

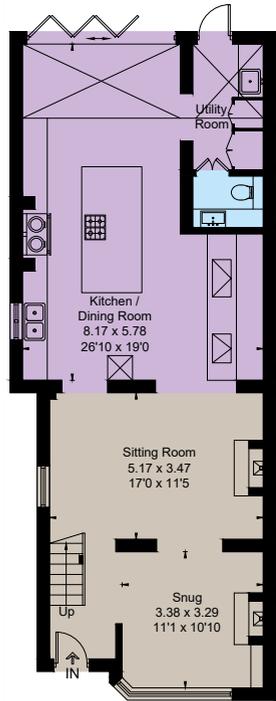
- Wootton St Peter's CofE Primary
- Dry Sandford Primary
- Cothill House
- The Dragon School
- St Edward's
- Summer Fields
- Radley College



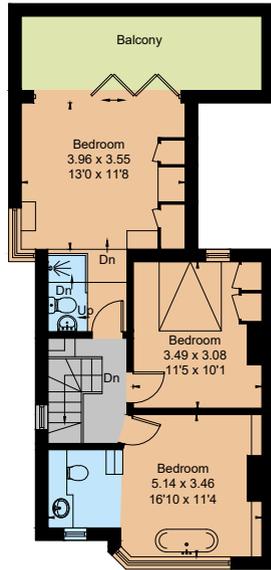
Approximate Floor Area = 135.8 sq m / 1462 sq ft
 Outbuildings = 79.5 sq m / 856 sq ft
 Total = 215.3 sq m / 2318 sq ft
 (Excluding Open Space)



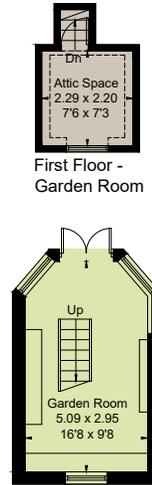
[] = Reduced head height below 1.5m



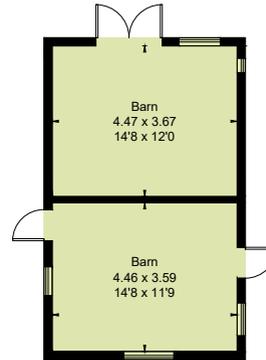
Ground Floor



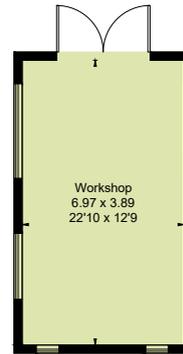
First Floor



Ground Floor - Garden Room



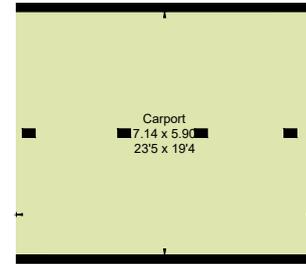
(Not Shown In Actual Location / Orientation)



Outbuilding
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Floorplans

Main House internal area 1,462 sq ft (135.8 sq m)
Outbuildings 1,059 sq ft (98.4 sq m)
 For identification purposes only.

Directions

OX1 5JU

what3words: ///warm.behind.salt

General

Local Authority: Vale of White Horse District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, water, gas and drainage

Council Tax: Band D

EPC Rating: D



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103011

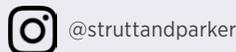
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