



Paddock Brow, Jarn Way, Boars Hill, Oxford

Paddock Brow

Jarn Way, Boars Hill

Oxford OX1 5JF

Charming family house with stunning contemporary annexe/wing and lovely mature gardens in this favoured location

Oxford City centre 4 miles, Abingdon 5 miles, Oxford Parkway 9.5 miles, Summertown Oxford 9.5 miles, Didcot Parkway 13 miles

By rail from Central Oxford to London Paddington from about 50 mins, from Oxford Parkway to London Marylebone from about one hour, from Didcot to London Paddington from about 40 mins.

Reception Hall | Cloakroom | Large family kitchen/dining/living room | Sitting room Library/study | 7 Bedrooms with 5 bathrooms made up as follows:

Principal bedroom with en-suite bathroom
Guest bedroom with en-suite shower room
2 Further bedrooms | Family bathroom
Annexe: Large open-plan kitchen/living room
3 Further bedrooms | 2 Further bath/shower rooms | Home office | Gardens and grounds in all about 1.3 acres
EPC Rating C

The property

Paddock Brow is a much loved family home built by the current owners on the site of an older house, as such it sits in a mature landscape in this most sought-after location. The carefully thought-out accommodation is laid out over three floors with the large semi open-plan living area being particularly appealing. The more contemporary extension is of architectural merit and whilst currently used as an annexe is easily incorporated into the main house. The whole house takes full advantage of its position and southerly aspect with large windows giving much natural light.

Outside

The house is approached via a gravel drive which widens to provide ample parking. To the rear of the house is a raised south-facing deck with steps leading to the garden. These are mature with numerous shrubs and trees, wide lawns and an orchard. At the bottom of the garden is a gate leading to a foot path giving access to lovely local walks. There is also a garden 2 roomed home office, with WC. In all about 1.3 acres.

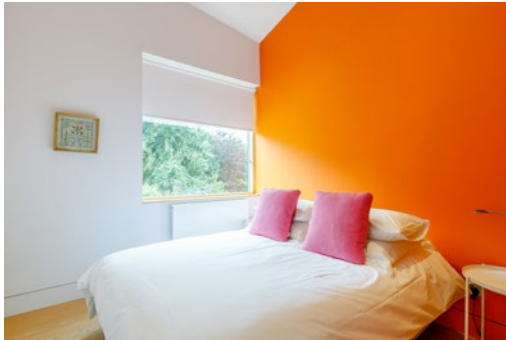
Situation

Boars Hill is a sought after residential area, within the green belt, south west of historic Oxford. Predominantly made up of private roads with substantial family houses on large plots.

Lying in an elevated position above the Vale of the White Horse, it enjoys wonderful walks and some of the best views of the city and its spires. Much of the open space is managed and protected by the Oxford Preservation Trust. Local amenities are found in the neighbouring village of Wootton, with more comprehensive facilities in Abingdon and Oxford.

Boars Hill is also well located for an excellent range of state and independent schools for all ages in Oxford and Abingdon, with Chandlings and Cothill being particularly local. The nearby arterial route of the A34 gives access to the M4 (J13) to the south and the M40 (J9) to the north. Regular train services to London run either from Didcot, Oxford or Oxford Parkway.





Directions

(OX1 5JF) From Oxford proceed south on the A34. Exit at the Hinksey interchange and head west up Hinksey Hill, after half a mile turn right on to Foxcombe Road, after about a mile turn right into Berkeley Road, after a few hundred yards bear left into Jarn Way, the house is on the left after about half a mile.

General

Tenure: Freehold

Local Authority: Vale of the White House

Services: Mains water, gas, electricity and drainage. Gas fired central heating.

Council Tax: Band H

Guide price: £3,250,000

Fixtures and Fittings: Those items regarded as fixtures and fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation. Fitted carpets, blinds and white goods are included.

Oxford

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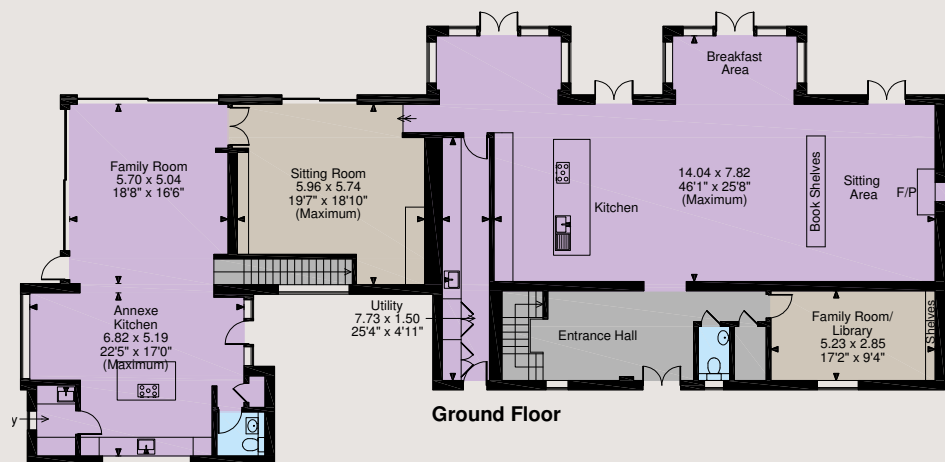


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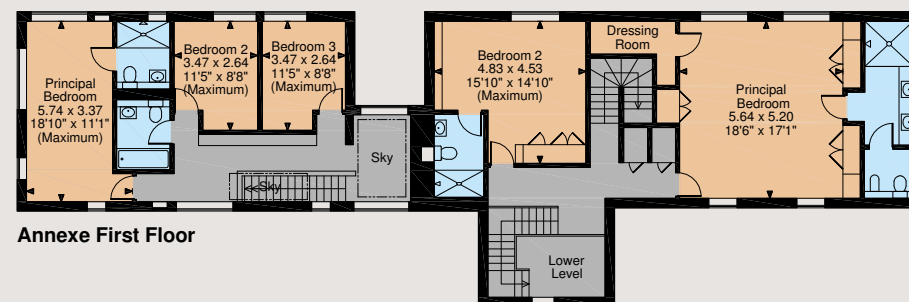
Over 45 offices across England and Scotland, including Prime Central London

Floorplans

House internal area 4,865 - 5,155 sq ft (452 - 479 sq m) Studio/office being 290 ft. sq
For identification purposes only.

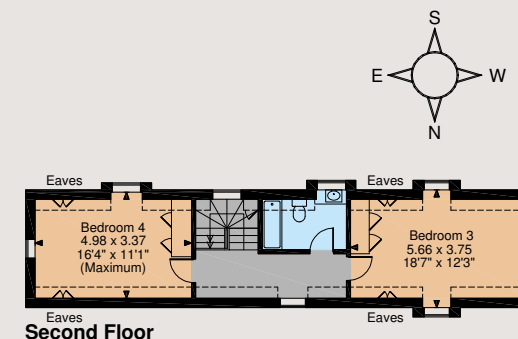


Annexe Ground Floor

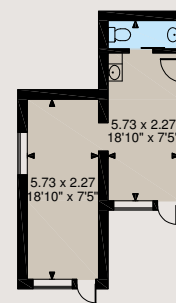


Annexe First Floor

First Floor



Second Floor



Studio/Office

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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