



71 Wootton Village
Boars Hill, Oxford

STRUTT
& PARKER

AN NP PARIBAS GROUP

A substantial six-bedroom detached house with large garden on the edge of Wootton Village near Boars Hill, well-placed for excellent schools.

This spacious detached property enjoys a peaceful position adjacent to open farmland, delivering outstanding views across Oxfordshire. The house presents considerable opportunity for enhancement or expansion, well-suited to families requiring space and privacy.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE WITH OFFICE



LARGE GARDEN



FREEHOLD



RESIDENTIAL



2,367 SQ FT



**GUIDE PRICE
£1,000,000**



The property

The house presents a wonderful opportunity for buyers seeking substantial family accommodation with scope for modernisation. An enclosed porch leads to a light-filled entrance hall featuring an attractive porthole window, with space beneath the stairs currently utilised as a study area.

The expansive sitting/dining room forms the heart of the home, with French doors opening onto the rear garden and patio, flooding it with natural light. This room features a stone fireplace, adding character and charm. A separate sitting room offers additional reception space and also has French doors out to the garden. The traditional kitchen, with country-style wooden cabinetry, has great potential and a convenient hatch to the dining room.

The ground floor includes a cloakroom and separate shower room, plus a ground floor bedroom, ideal for multi-generational living or guest accommodation.

Upstairs, the first floor has five well-proportioned bedrooms, with the principal bedroom accessed through an adjoining bedroom serving as a dressing room, creating a private suite arrangement. All bedrooms have fitted wardrobes, and the rear-facing rooms enjoy sweeping countryside views. A bathroom and shower room serve the upper floor.



Outside

The property sits in a desirable location at the edge of the village. The front features a gated driveway and ample parking, with flowerbeds and shrubs. The rear garden is expansive, laid to lawn and bordered by mature hedging, with beautiful specimen trees including an elegant weeping willow. A patio area directly accessible from the French doors provides an ideal space for outdoor entertaining and the garden has a perfect aspect for the evening sun. The property also includes a good-sized garage with electric door, and a useful garden office.

Location

Wootton Village 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 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 miles
- Abingdon 3.7 miles
- Witney 12.7 miles

Nearby Stations

- Oxford 6.5 miles
- Oxford Parkway 9.7 miles

Key Locations

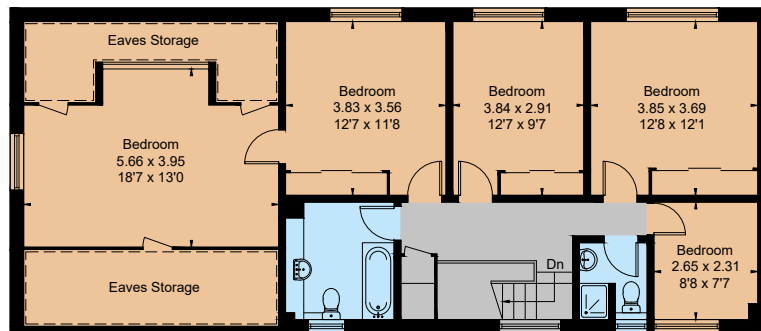
- Kassam Stadium 7 miles
- Oxford Science Park 6.8 miles
- Oxford Retail Park 6.6 miles

Nearby Schools

- Wootton St Peter's CofE Primary 0.1 miles
- Dry Sandford Primary 0.9 miles
- Cothill House 1.7 miles
- The Dragon School 6 miles
- St Edward's 6.2 miles
- Summer Fields 9.7 miles



Approximate Floor Area = 219.9 sq m / 2367 sq ft
 Outbuildings = 38.3 sq m / 412 sq ft
 Total = 258.2 sq m / 2779 sq ft (Including Eaves Storage)



First Floor

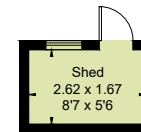
[] = Reduced head height below 1.5m



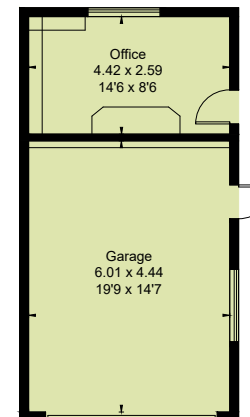
Ground Floor



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 #97193



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Floorplans

Main House internal area 2,367 sq ft (219.9 sq m)

Outbuildings 412 sq ft (38.3 sq m)

For identification purposes only.

Directions

OX1 5HP

what3words: ///office.elder.zealous

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 F

EPC Rating: D

Oxford

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