

GORSELANDS

THE RIDGEWAY, BOARS HILL, OXFORD OX1 5EZ

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A four-bedroom end-of-terrace family home located on a private road in the prestigious Boars Hill area.

Located in a truly idyllic part of Boars Hill, the property comes to the market well presented and benefits from ample driveway parking and generous gardens to the front and rear.

The ground floor comprises porch, entrance hall, sitting room, WC/utility room, spacious reception room with double doors to the garden, and a kitchen.

On the first floor there are three double bedrooms, a single bedroom, family bathroom, and a separate WC.

There is driveway parking to the front of the house for several cars and an additional parking space to the rear of the property accessed by the adjoining driveway. There is a pristinely kept rear garden mainly laid to lawn with a shed and raised beds for growing vegetables.



4



2



1

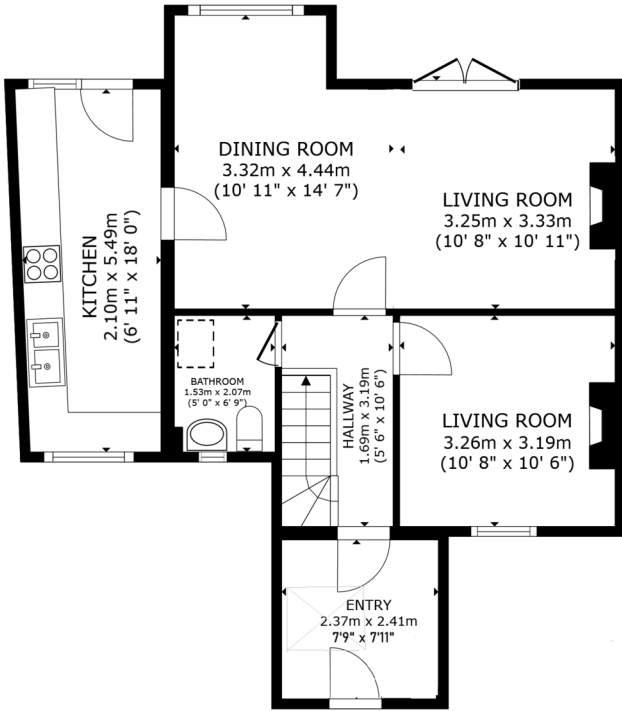


GUIDE PRICE

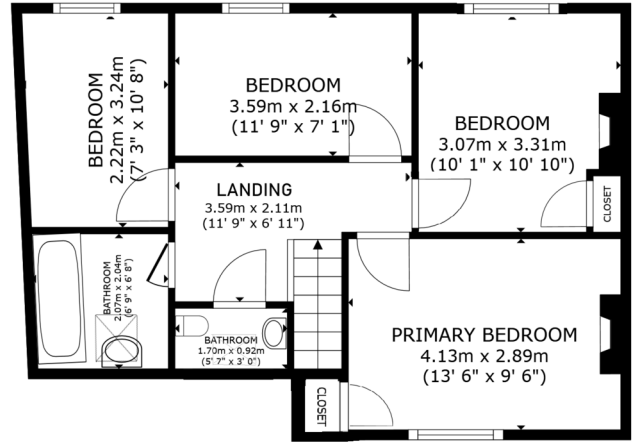
£750,000





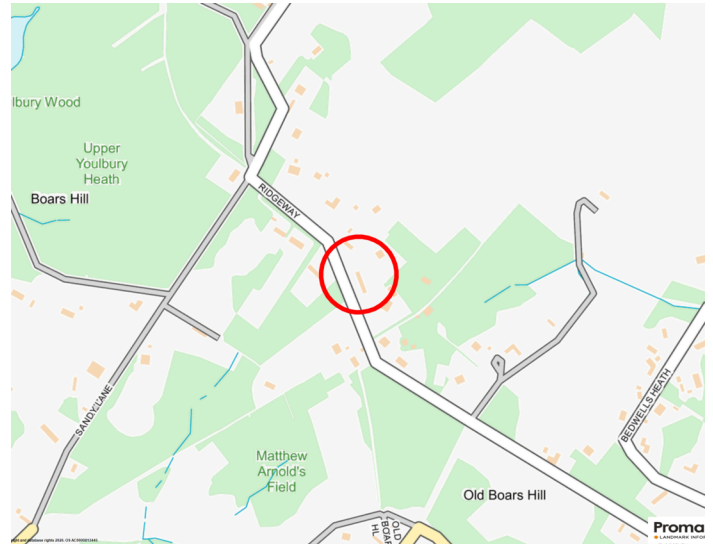
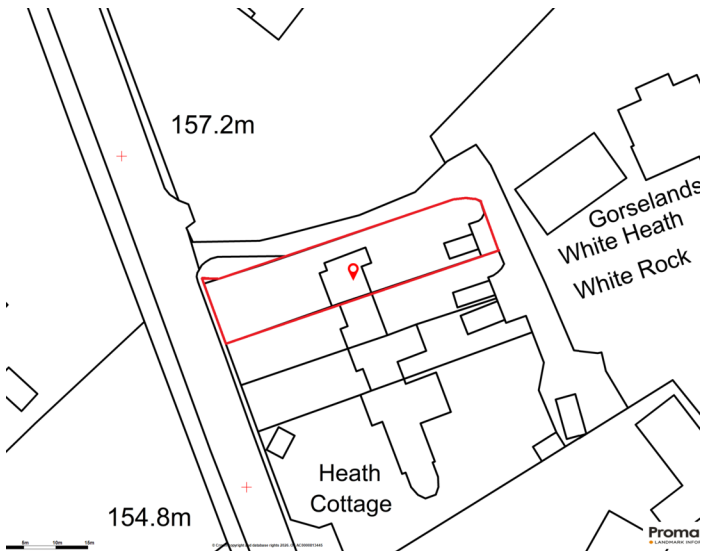


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 63.7 m² (686 sq.ft.) FLOOR 2 52.0 m² (559 sq.ft.)
 TOTAL : 115.7 m² (1,245 sq.ft.)



Council Tax:
 Band E - £3105.96

Parking:
 Ample off-street parking

Local Authority:
 Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

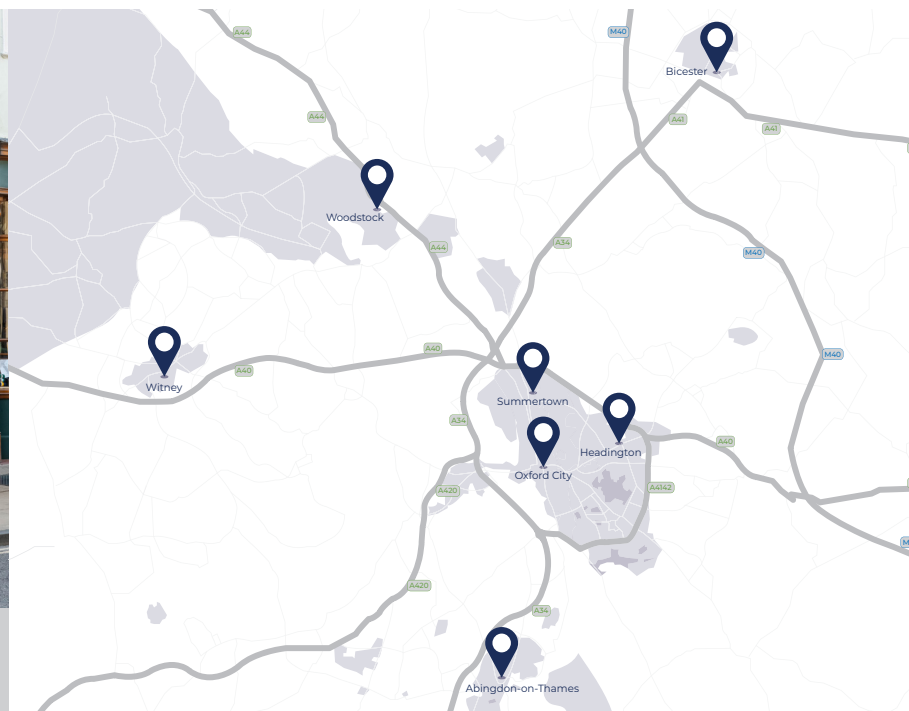
LOCATION COMMENT

Boars Hill is a popular area due to its remote and rural feel despite it being right on the edge of Oxford. There is a very active community with The Boars Hill Association sending regular news letters about community events, and nearby Wootton village has various amenities including a Co-op, a pub, and a primary school.



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