

# MIDHURST

OLD BOARS HILL, OXFORD OX1 5JQ

# Midhurst

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A five-bedroom detached family home on a 0.36 acre plot situated in the heart of Old Boars Hill. The house has generous accommodation with five double bedrooms, a double garage, and there is an outbuilding with a study, shower room and sauna. The ground floor accommodation comprises an entrance hall with open staircase, a large sitting room with dual aspect, a second reception room, a modern kitchen/ diner with bi-folding doors opening out into the garden, a study, utility room, and a WC. On the first floor there is a stunning master bedroom with ensuite bathroom and floor to ceiling Velux roof balcony, four further double bedrooms, and a family bathroom. To the rear of the house is a large garden mainly laid to lawn and features an outbuilding with study, sauna and shower room. There is also a hot tub and a beautiful patio area providing the perfect space for al-fresco dining. There is a large front garden with driveway parking for several cars and access to the double garage. The property has its own private drive with electronic gates.



5



3



3



Approx. 57.7ft garden

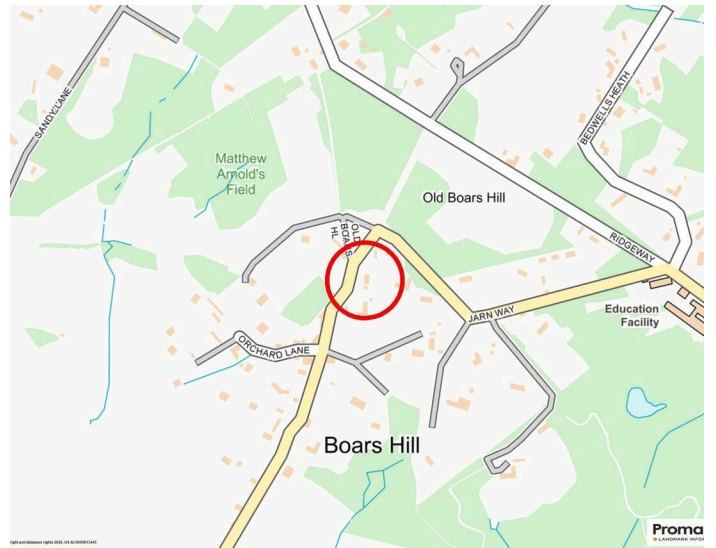
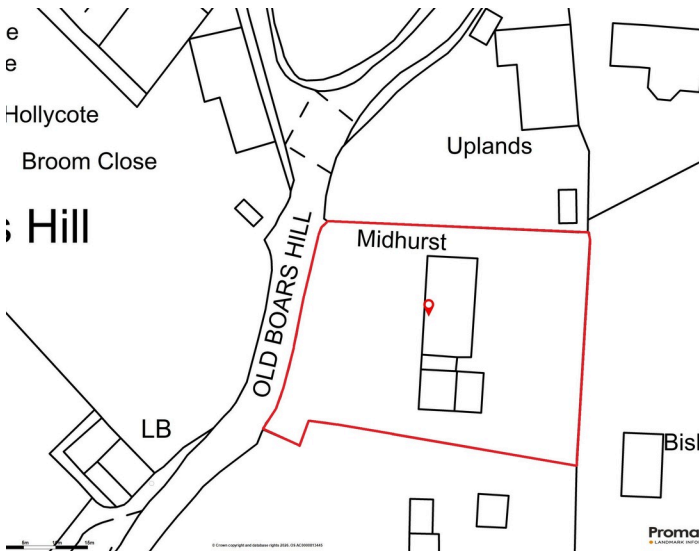
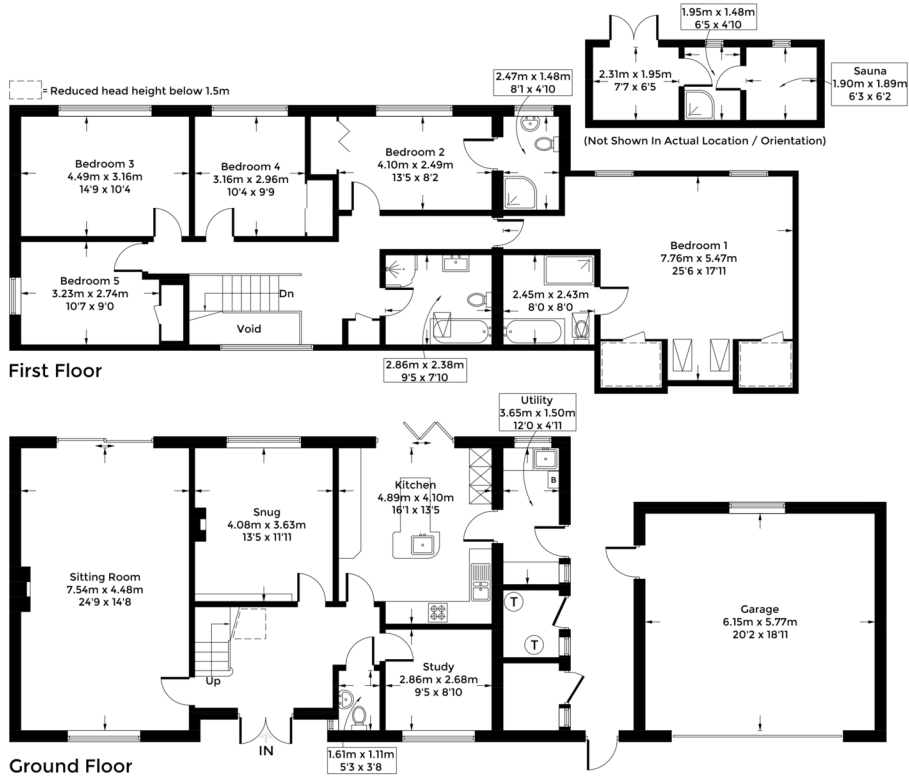
## GUIDE PRICE

**£1,350,000**





Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft  
 Garage / Outbuildings = 53.4 sq m / 575 sq ft  
 Total = 275.2 sq m / 2962 sq ft



**Council Tax:**  
 Band F - £3670.69

**Parking:**  
 Double garage & off-road parking

**Local Authority:**  
 Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

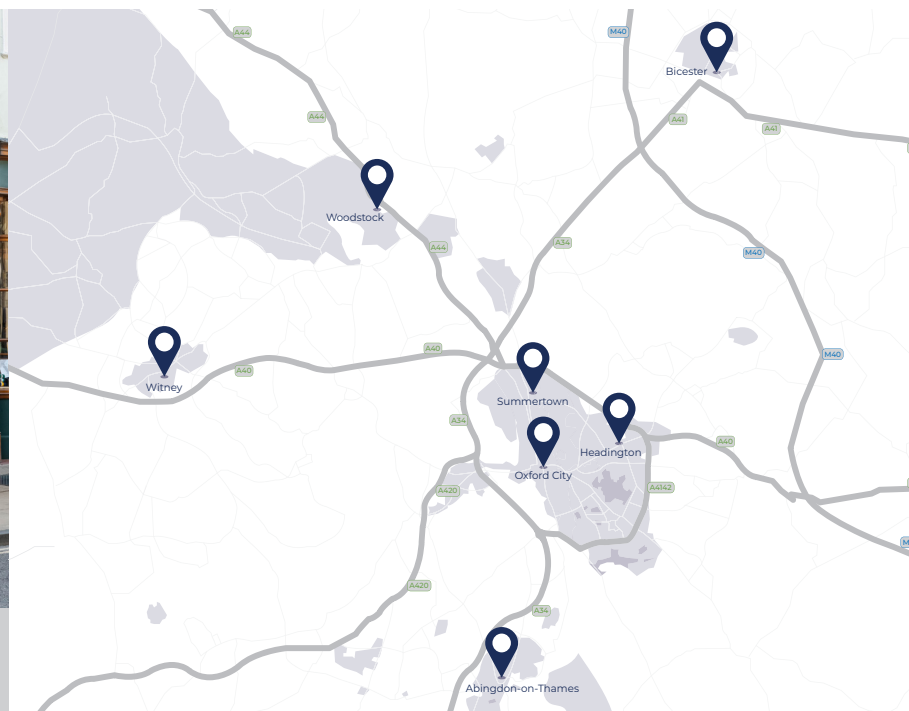
# LOCATION COMMENT

*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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