

# 4 WOOTTON VILLAGE

BOARS HILL, OXFORD, OX1 5JL

# 4 Wootton Village

Boars Hill, Oxford, OX1 5JL

A spacious five-bedroom detached home sitting on a 0.27 acre plot with driveway parking and a double garage. The property comes to the market with no onward chain and has just been extended and refurbished to an incredibly high standard.

The ground floor accommodation comprises an impressive entrance hall, a beautiful open plan kitchen/dining/living space with bi-folding doors leading out into the garden, a family room/snug, utility room, a large double bedroom with ensuite bathroom, a double bedroom with ensuite shower room, a single bedroom/study, and a WC.

On the first floor there are two generous double bedrooms and a family bathroom. There is an adjoining double garage with electronic door as well as ample driveway parking to the front. EV charging point to the side of the property. The south facing rear garden features a patio, large lawn area, and mature flowerbeds. There is an outbuilding that has been finished so it can be used as a home office or gym.



5



2



3



0.27 of an acre

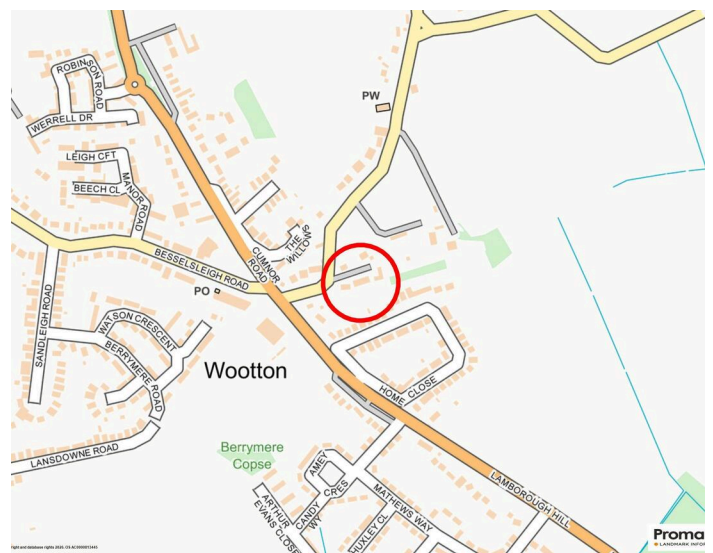
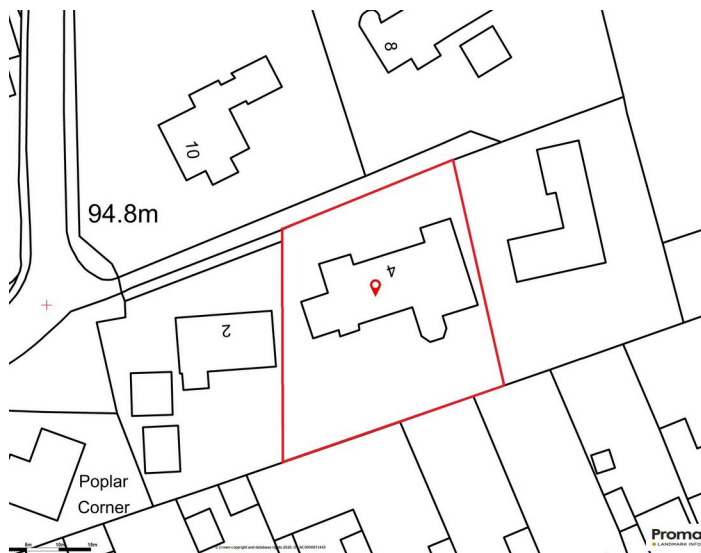
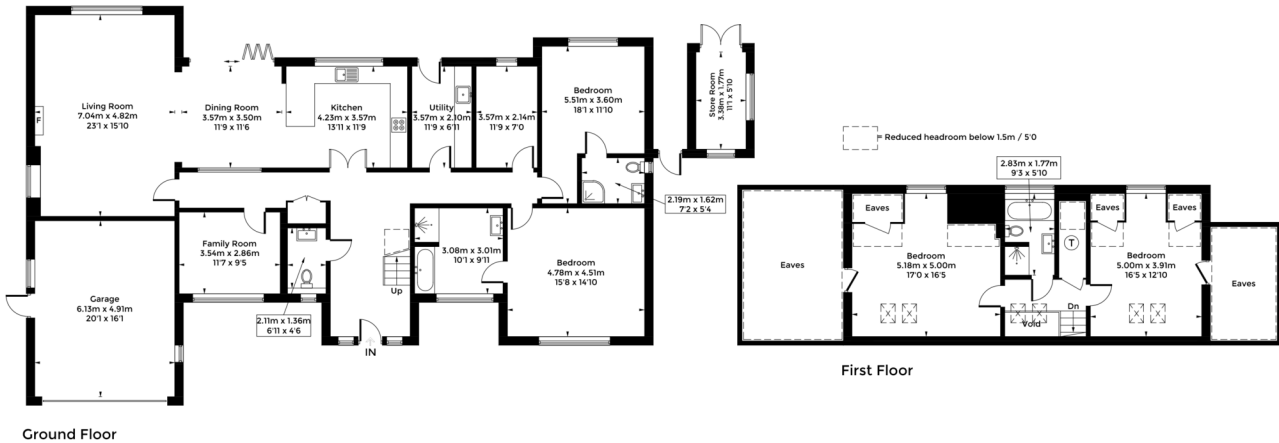
## GUIDE PRICE

**O.I.E.O: £1,200,000**





Approximate Gross Internal Area = 234.2 sq m / 2521 sq ft  
 Garage / Store Room = 36.4 sq m / 392 sq ft  
 Total = 270.6 sq m / 2913 sq ft  
 (Excluding Eaves / Void)



**Council Tax:**  
 Band G - £4295.73

**Parking:**  
 Double garage & 2 off road spaces

**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>		
(69-80)	<b>C</b>	77	80
(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

*The property sits on a 0.27 acre plot in a quiet location and is accessed off a private road in the popular Wootton Village. Wootton is well stocked with amenities including a co-operative, post office and local primary school too. The property also falls into the catchment area for Matthew Arnold secondary school and is located circa 4 miles from Oxford city centre.*



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