



Foxcombe Road, Boars Hill
OXFORD, OX1

150 Years
JOHN D WOOD & CO
London, Country & International Property

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Robin wood is an impressive, detached family home which has been beautifully modernised and thoughtfully extended to provide almost 4,000 sq. ft of well-appointed accommodation by the present owners. The property occupies a private and secluded setting, with approximately 0.7 acres of beautifully landscaped gardens. The principal reception rooms enjoy stunning views over the flat south-facing gardens and swimming pool.

The front door opens into a particularly impressive, light-filled reception hall, featuring a wood-burning stove and glazed doors opening onto the rear terrace. From here, the accommodation flows naturally into the family room, while the superb kitchen/breakfast room forms the heart of the home. This exceptional space is fitted with an extensive range of cabinetry and Neff appliances, together with a Quooker boiling water tap, wine fridge, warming drawer and large central island. There is ample space for dining, with bi-fold doors opening directly onto the garden and terrace. A well-planned boot/utility room provide an excellent range of fitted cupboards and storage, together with a door to the outside. The double-aspect sitting room is an elegant and comfortable reception space, centred around a fireplace with wood-burning stove. Pocket doors at the far end open into another snug area currently used as a teenage sitting room, with a useful storeroom adjoining.









The first floor offers a generous and private principal bedroom suite, with vaulted ceilings, a large ensuite bath/shower room and a walk-in dressing room. There is a further guest bedroom with ensuite facilities, together with three additional bedrooms, a large family bathroom and a separate shower room. The house benefits from a number of notable features, including underfloor heating throughout the ground floor, individual Nest thermostat zones and a Sonos sound system to the ground floor and principal bedroom en suite. The bathrooms are fitted with Lusso Stone taps and showers.

The principal rooms overlook the beautiful private gardens, which extend to approximately 0.7 acres and are principally laid to lawn, with mature trees providing a wonderful sense of privacy and seclusion. A substantial terrace extends across the rear of the house, creating an excellent area for outdoor dining and entertaining. Beyond is the heated swimming pool, which is served by an air source heat pump.

The garden office is a particularly useful addition by Malvern Garden Buildings, benefiting from super-fast broadband and providing a versatile space for home working, exercise, or relaxation. To the front of the property, a private driveway flanked by areas of lawn and provides ample parking, together with an electric car charging point and remote-controlled gates.

Location

Boars Hill is a sought-after residential area famous for its wooded rural setting, just over three miles from the centre of Oxford. It is well served by communications, with access to the A34 and Oxford ring road, connecting to the M4 and M40 motorways. Communications by rail are also excellent, with fast trains from Didcot to London Paddington taking about forty minutes, respectively. In addition, Oxford Parkway station has services to London Marylebone in fifty minutes.

Asking price: £2,500,000
Subject to Contract

Local Authority: Vale of White Horse

Council Tax Band: G

Tenure: Freehold

Reference: OXF260307

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area:
386 sq.m // 4149 sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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