



# Charming property with pretty gardens and views

Linens Field, Old Boars Hill, Oxford, OX1 5JJ

Freehold

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Entrance hall • 4 reception rooms • cloakroom • kitchen  
• 4 bedrooms • 3 bathrooms • garage and parking  
• gardens

#### Local information

Boars Hill is a sought after residential green belt area approximately four miles south west of Oxford city centre. Lying in an elevated position it enjoys wonderful walks and some of the best views of the city and its spires. Local amenities are found in the neighbouring village of Wootton, with more comprehensive facilities in Abingdon and Oxford. Boars Hill is also well located for an excellent range of state and independent schools for all ages in Oxford and Abingdon. The nearby A34 gives access to the M4 (J13) to the south and the M40 (J9) to the north. Regular train services run either from Didcot (London Paddington) or Oxford Parkway (London Marylebone).

#### Directions

Leave the A34 at the Hinksey Hill interchange and proceed up Hinksey Hill. At the top, turn right onto Foxcombe Road. After approximately one mile turn right onto Berkeley Road. At the end of Berkeley Road bear left onto Jarn Way, follow this road around a sharp right and left hand bend. The road then descends and Linens Field is on the right hand side, identified by double wooden gates.

#### About this property

Dating from the 1660, and with later additions, Linens Field is a most charming period

property. Tucked away in Old Boars Hill, with attractive views, it would suit as a comfortable family home or, alternatively, as a weekend retreat from the hurly-burly of everyday life. There are four separate reception rooms, including a welcoming, wood panelled drawing room, together with a kitchen and downstairs cloakroom.

On the first floor, the principal bedroom has a separate dressing room and bathroom, the second bedroom has an adjoining nursery room, and there are two further bedrooms and additional bathrooms.

The mature gardens are an attractive feature. A gravelled driveway provides generous parking for several cars and leads to the garage. The gardens lie predominantly to the front and side of the property, and are laid to lawn, planted with a variety of trees, plants and shrubs, and have attractive views over fields beyond.

**Services:** Mains services connected. Gas heating.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills

Brochure prepared and photographs taken June 2021









**Linens Field, Old Boars Hill, Oxford, OX1 5JJ**

**Approximate Area** 267.6 sq m / 2880 sq ft

**Outbuilding** 12.3 sq m / 132 sq ft

**Total** 279.9 sq m / 3012 sq ft

**Including Limited Use Area** (15.1 sq m / 163 sq ft)



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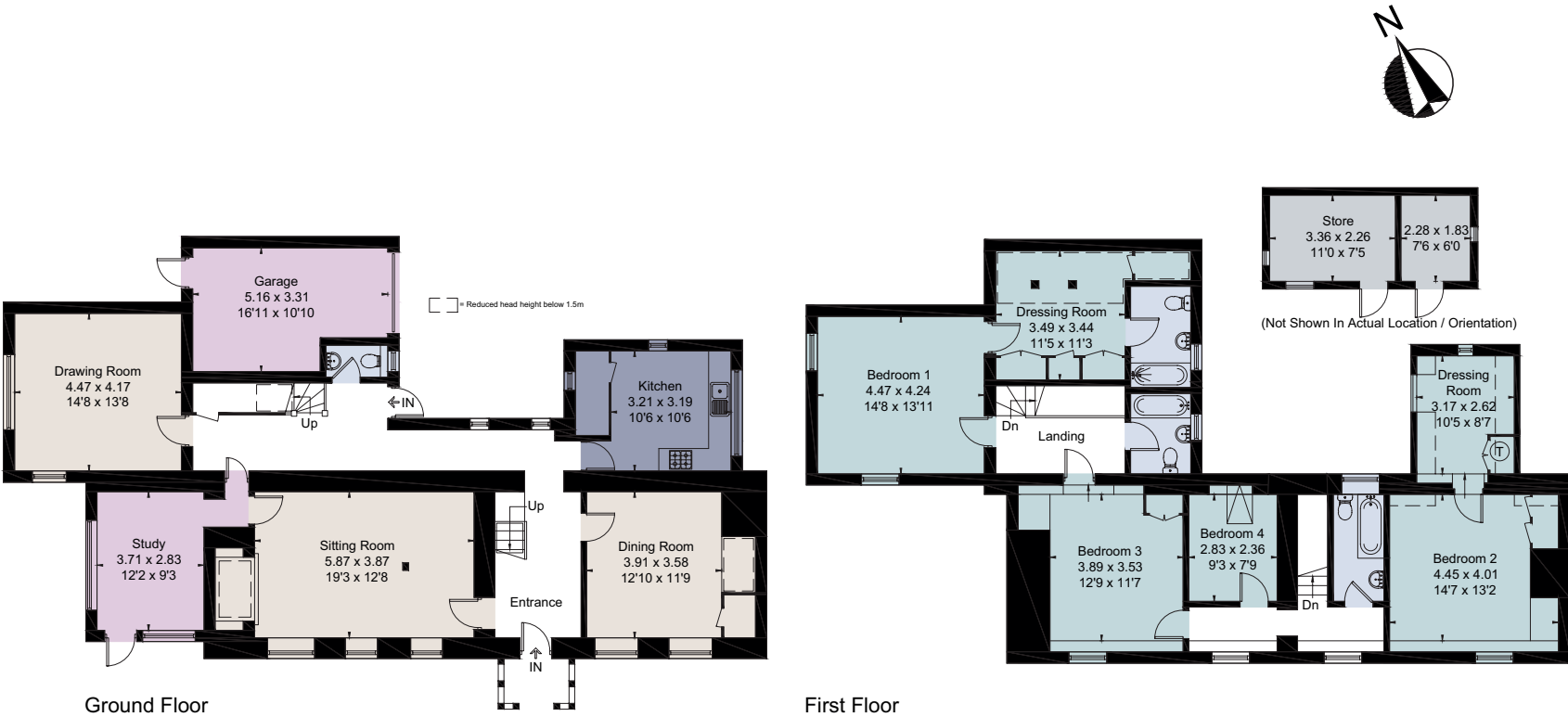
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**Ronnie van der Ploeg**

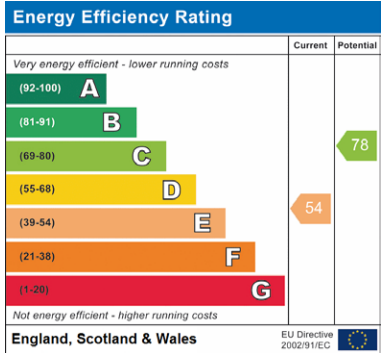
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