



An enviable setting

Lowick, Lincombe Lane, Boars Hill, Oxford OX1 5DZ

Mains services connected. Gas heating.



3 reception rooms • kitchen/breakfast room & utility • 5 bedrooms • 2 bathrooms & shower room • 2 bedroomed annexe • double garage with studio above • parking & gardens

Local information

Boars Hill is a sought after residential green belt area approximately four miles south west of Oxford city centre. 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 schools in Oxford and Abingdon. The nearby A34 gives access to the M4 to the south and the M40 to the north. Regular train services run from Didcot, Oxford and Oxford Parkway.

Directions On entering Boars Hill along Foxcombe Road, Lincome Lane is found on the left. Follow the lane, keeping left, and Lowick will be found towards the end on the right.

About this property

Lowick is a substantial, well presented five double bedroom detached house built in 1995 of stone with a slate roof, located towards the end of Lincombe Lane, up a gravel driveway and in 1.3 acres of lawns, shrubs and trees. Barely 4 miles from Oxford this private lane is possibly the nicest and most peaceful on Boars Hill. There is a real sense of community here; but seclusion and privacy too. Residents collectively own the lane as well as 4 acres of mixed woodland as an open wildlife sanctuary. The property itself has considerable charm and faces due south overlooking the garden. It is exceptionally light and spacious with over 5,500 square feet of floor space. Key features include the open plan

kitchen with an Aga and natural travertine floor, and two adjoining reception rooms, which lend themselves to entertaining. There is a large entrance hallway, a wonderful drawing room with an open fireplace and double doors to the garden, as well as a garden room and dining area: all the rooms are well proportioned. The house has been cleverly designed to make the best use of the views of the garden and natural light. Upstairs are five large double bedrooms plus three bath/shower rooms, all fitted with white suites. A strikingly flexible part of the property is the light self-contained ground floor annexe, which can be used as part of the main house or, as currently, rented out. Equally it could be used as alternative accommodation for friends, relatives or as a granny annexe. Outside is room to park and turn half a dozen cars, and a large double garage with a big studio room above which has plenty of uses.

Photographs taken and brochure prepared July 2020.

Tenure

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Local Authority

Vale of White Horse

EPC rating = C

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 458.1 sq m / 4931 sq ft
 Garage Floor = 76.1 sq m / 819 sq ft
 Total = 534.2 sq m / 5750 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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