



## Superb property in prestigious location

**The Copse House, Foxcombe Road, Boars Hill, Oxford, OX1 5DG**

Freehold









4 reception rooms • kitchen/breakfast room • utility/  
boot room • 5/6 bedrooms • 4 bath/shower rooms &  
cloakroom • gardens & woodland • in all about 3.2  
acres • EPC=D

#### Local information

Oxford Ring Road & A34 1.5 miles, Oxford city centre 3.5 miles, Abingdon 4 miles, Didcot 12 miles. (All distances and times are approximate)

Boars Hill is a sought after residential green belt area about 3.5 miles south east of the city of Oxford. In the Vale of the White Horse, its elevated position enjoys wonderful walks and some of the best views of the city and its spires.

There is a public house on Boars Hill and other local amenities are found in the neighbouring village of Wootton. More comprehensive facilities are available in Abingdon and Oxford offers extensive recreational and internationally renowned cultural facilities. Boars Hill is also extremely well located for an excellent range of state and independent schools for all ages in Oxford, Abingdon and the surrounds.

The nearby arterial route of the A34 gives access to the M4 (J13) to the south and the M40 (J9) to the north. Regular train services run from Didcot (London Paddington approximately 45 minutes) and Oxford Parkway (London Marylebone approximately 56 minutes).

#### Directions

Leave the A34 at the Hinksey interchange as signed to Boars Hill and Wootton.

Proceed up Hinksey Hill, at the top turn right towards Wootton and Boars Hill. Continue on Foxcombe Road for approximately 1 mile and the drive to The Copse House is found on the right, a short distance after Foxcombe Lane on the left. If you reach Hamels Lane you have gone too far.

#### About this property

Set back from the main road down a private drive, The Copse House is situated in its own large plot backing on to Oxford Preservation Trust land, in an elevated position overlooking magnificent mature woodland. Designed by Oxford based architects Acanthus Clews, the property imaginatively optimises the stunning position with each level of accommodation opening to, or overlooking, the private grounds.

Constructed of brick beneath a pitched tile roof, the property was built in 2000 with interior specification designed around modern family life and entertaining. Numerous features include a magnificent reception room with cathedral ceiling and minstrels gallery, with French doors opening to the extensive entertaining terrace and balconies from which to enjoy the views. There is another sitting room, also with balcony and a home office reached by separate staircase, ideal to work undisturbed.





On the ground floor the principal suite occupies one wing, with dressing area, large en suite bathroom and French doors opening to the terrace. Another wing, with separate stairs to the kitchen, is perfect for children, with three bedrooms (one en suite) all also opening on to the terrace, a family bathroom and cinema room/games room.

On the second floor, is a large additional bedroom suite with its own bathroom, balcony and access to the minstrels gallery.

The kitchen is well located, opening out to the dining area of the reception room and with access to the utility/boot room. With solid oak fitted units, the breakfast area has French doors opening to the terrace area.

Outside, the gravel drive leads to ample parking to the front of the property. With a large garden store and work shop, there is planning permission to build a double garage, greenhouse and further garden store.  
(P17/V2403/HH & 97/01219/FUL)

The gardens and woodland setting are arguably the property's most stunning features. More formal terraces lead to landscaped gardens which, with a natural pond slope down to the woodland area where specimen trees include ancient oak trees, beech, ash and

willow. It is carpeted with blue bells in the spring and huge rhododendrons provide colour in the summer. With pathways and brooks, the woodland is a natural adventure ground for children and a haven for local wildlife.

The Copse House is perfect for those needing access to the city of Oxford, Abingdon and beyond, but who also value the space and privacy provided by this unique setting.

Services: Mains gas, water, drainage and electricity. Gas-fired boiler.

**Agents notes:**

All the trees at The Copse House are subject to TPOs and are designated ancient woodland.

The Copse House owns the whole private drive from Foxcombe Road to the property. Neighbouring Meriden has a right of way and shares maintenance.

Photographs taken and details prepared July 2019.

**Tenure**

Freehold

**Local Authority**

Vale of the White Horse District Council

**Viewing**

Strictly by appointment with Savills







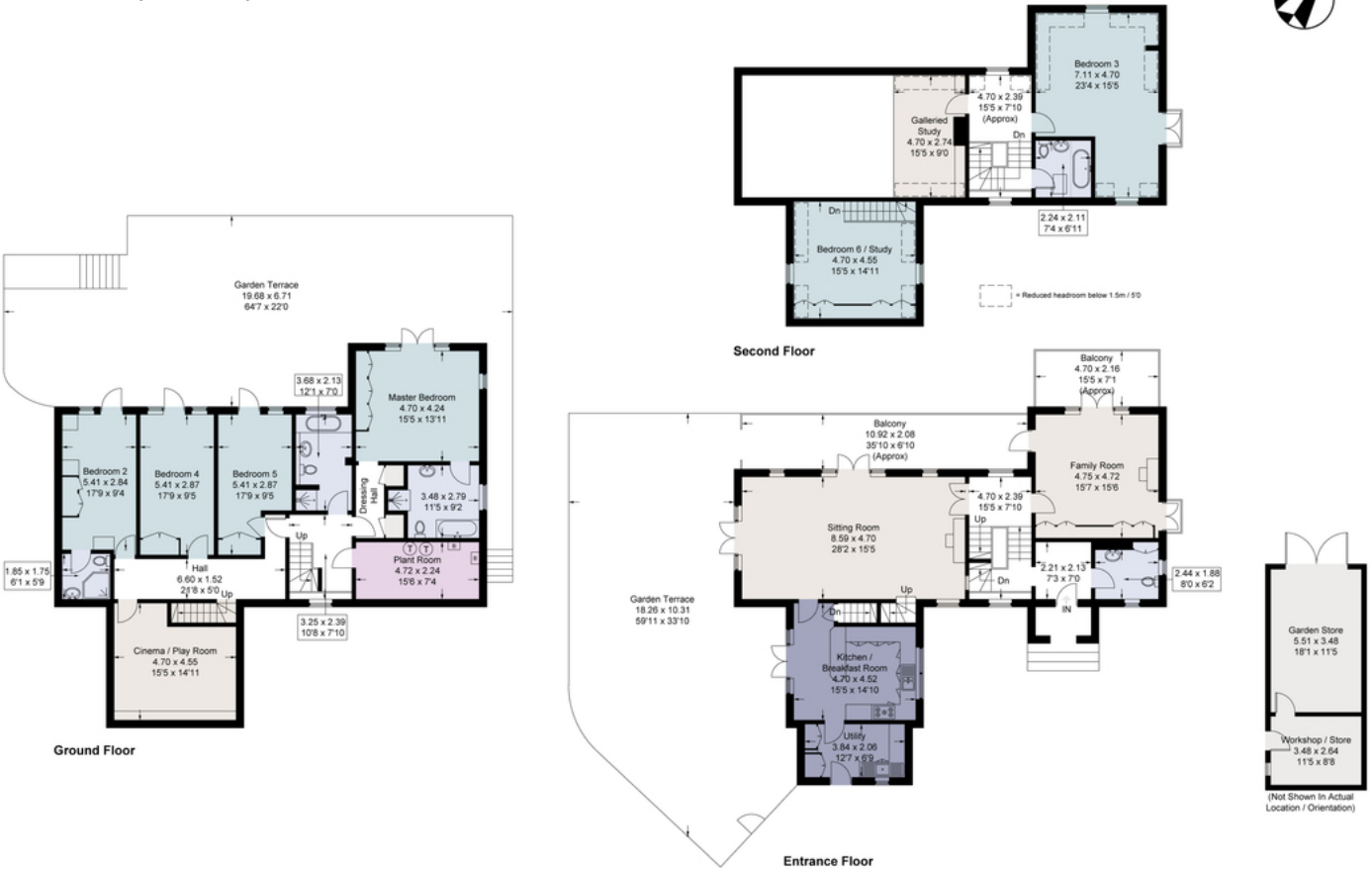




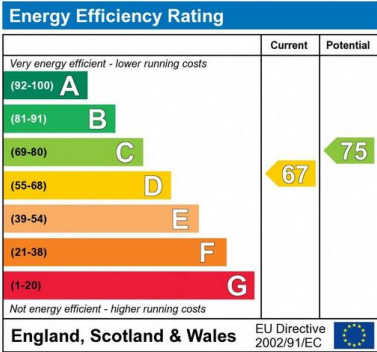
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Approximate Floor Area  
House = 375.4 x sq m / 4040 sq ft  
Outbuilding = 29 sq m / 312 sq ft  
Total = 404.4 sq m / 4352 sq ft



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