



## An attractive setting

**Sprivers, Fox Lane, Boars Hill, Oxford OX1 5DS**

Freehold





Entrance hall • 3 reception rooms • kitchen/breakfast room and utility • cloakroom • 5 bedrooms • den • bathroom & 2 shower rooms • drive, double garage, 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, continue onto Fox Lane. Pass the Fox pub on the right, and the driveway to Sprivers will be found after a short distance on the left hand side.

**About this property**

This is a comfortable family home set well back from the road in delightful, mature gardens. With 2607 sq ft arranged over three floors, it is well configured for family living, with a practical layout to suit families of all ages. The open plan sitting and dining room overlooks the gardens, and the 20' library has extensive book shelving, wood block flooring and windows and doors opening to the garden. The kitchen/ breakfast room has fitted units and a useful separate utility room.

On the first floor are four double bedrooms, one with an en suite shower, and a family bathroom.

The expansive second floor space offers tremendous potential for a variety of uses. It is 36' long, with considerable eaves storage, and an en suite shower room. It could make an excellent games room/study or a main bedroom.

The house is approached along a gravelled drive from Fox Lane leading to a parking and turning area at the front of the house, with a detached double garage. The partly wooded garden is particularly attractive, mostly south facing, and is the perfect place for al fresco entertaining and for children to explore and play. A small stream runs through the garden with a footbridge over the top that leads to the hidden tree house and swing amongst trees and shrubbery. The garden is set over different levels.

**Services**

Mains services connected. Gas heating.

Brochure prepared and photographs taken March 2021.

**Tenure**

Freehold

**Local Authority**

Vale of White Horse District Council

EPC rating = C

**Viewing**

Strictly by appointment with Savills



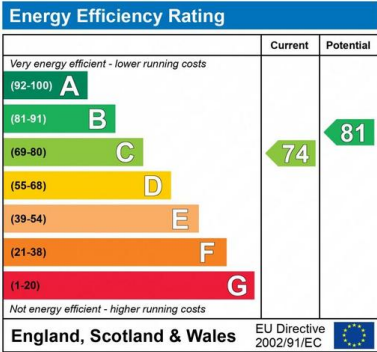




Approximate Floor Area = 242.2 sq m / 2607 sq ft (Including Eaves / Loft Room)  
Garage = 27.6 sq m / 297 sq ft  
Total = 269.8 sq m / 2904 sq ft



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