



# Contemporary home in desirable village

**Juniper House, Toot Baldon, Oxford OX44 9NG**

Freehold









Entrance hall • kitchen/breakfast/family room • sitting room • utility room • cloakroom • study • self-contained 1 bed annexe • 4 bedrooms (1 en suite) • family bathroom • double garage • gardens • about 0.7 acres

### Distances

Oxford 7 miles, Oxford Parkway 10 miles (London Marylebone from 55 mins), Didcot Parkway 10 miles (London Paddington from 42 minutes), Heathrow Airport (Terminal 2) 44 miles, London 55 miles. Distances and times are approximate.

### Directions

From the Oxford ring road take the B4074 towards Nuneham Courtenay. Once through the village turn left to Marsh Baldon. Carry on through the village to Toot Baldon. Pass left turn to Wilmots. The property will be found on the left after a short distance.

### Situation

Toot Baldon is a popular village within a conservation area, surrounded by footpaths and bridleways. It has a 13th century village church, The Mole Inn public house and a cricket club, which it shares with Marsh Baldon. The Seven Stars in Marsh Baldon is a community pub, which Toot Baldon is part of. Toot Baldon also offers good access to Oxford, the Headington hospitals, and the M40 which is about 7 miles away. Everyday shopping amenities are served by supermarkets just off the ring road with more extensive shopping in Oxford. There is also good access to the wide range of state and private schools.

### Description

Built in 1970, Juniper House has been lovingly extended and modernised by the present owners. It offers flexible accommodation with a self-contained one bedroom annexe, which can be accessed separately or via the main house. The entrance hall leads to a contemporary, luxury lifestyle kitchen, dining and family room, with oak and stone floor. French doors open to the south and to the east facing part of the garden. The hand painted units with granite worktops house Neff appliances, including a five zone induction hob, an inbuilt coffee machine, integrated plate warmer, oven and dishwasher. The double aspect sitting room with its wood burning stove is accessed from both the kitchen and hallway. A corridor leads on to the utility room and study, also with French doors to the garden, the annexe, and the garage. A cloakroom with a contemporary glass vanity unit, is also situated off the hallway. Open tread oak stairs open to the landing where the principal bedroom suite is of particular note, with a dressing area, stylish shower room and French doors that open to a delightful balcony overlooking the garden. A further three bedrooms and family bathroom are also accessed off the landing.





The annexe offers a bedroom/living room, a kitchen and shower room, also with French doors leading to the garden.

The private gardens are well established, with many mature trees, a small spinney and well stocked borders. There is ample parking on the gravel drive, a double garage and two sheds. The greenhouse and hot tub may be available by separate negotiation.

#### **Services**

Mains water, electricity and gas. Private drainage. Fibre broadband.

#### **Local Authority**

South Oxford District Council.  
Council tax band G.

#### **Tenure**

Freehold with vacant possession on completion

#### **Energy Performance**

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

#### **Viewing**

Strictly by appointment with Savills Summertown office.

#### **Fixtures and fittings**

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.









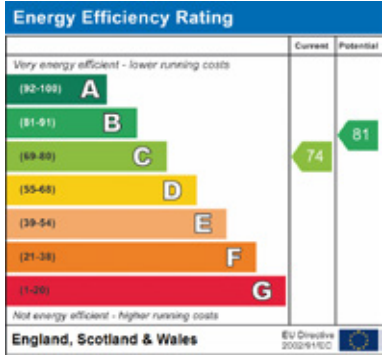
**Juniper House, Toot Baldon, Oxford OX44 9NG**  
**Approximate Area** 214.9 sq m / 2313 sq ft  
**Garages** 28.2 sq m / 303 sq ft  
**Total** 243.1 sq m / 2616 sq ft  
**Including Limited Use Area** (1.5 sq m / 16 sq ft)



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**Charles Elsmore-Wickens**  
Savills Summertown, Oxford  
**01865 339702**  
cewickens@savills.com



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