



71 Wootton Village, Boars Hill

Oxford

Simpsons
The Proactive Agent

£1,250,000



SCAN THE
QR CODE
FOR DETAILS



Approximate Gross Internal Area
 Ground Floor = 112.9 sq m / 1,215 sq ft
 First Floor = 108.2 sq m / 1,165 sq ft (Including Eaves)
 Garage / Store Room = 39.2 sq m / 422 sq ft
 Total = 260.3 sq m / 2,802 sq ft



First Floor



Ground Floor

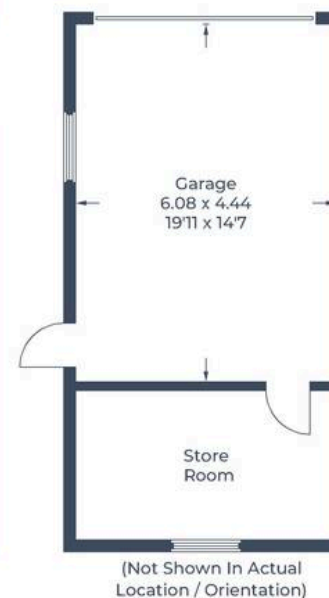


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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71 Wootton Village

Boars Hill, Oxford

A well proportioned family home offering 2800sqft of spacious, well laid out accommodation, backing onto open farmland, set in a plot of 0.12 acres.

Council Tax band: F

Tenure: Freehold

- This substantial family home sits on a generous plot, with breath taking views across Oxfordshire countryside.
- Located at the 'foot' of Boars Hill, in the older part of Wootton Village, backing onto Farmland.
- Six well proportioned bedrooms including a ground floor guest bedroom with a shower room and secondary reception room, ideal for multi generation living.
- Potential to extend and improve the existing accommodation.
- Five well proportioned first floor bedrooms.
- Walking distance to Wootton Primary School, village shops and public transport serving Oxford, Abingdon and Didcot.
- All ground floor reception rooms benefit from a rear facing aspect, taking advantage of the pretty farmland views.
- Gas central heating and UPVC double glazing.



