

Dymock

RED COPSE LANE, BOARS HILL, OXFORD, OX1 5ER

bespoke
BY BRECKON



Set towards the end of a private lane, Dymock sits almost centrally within its own plot just shy of 1.5 acres and offers an incredibly private detached home within one of Boars Hill's most exclusive addresses.

Approx Gross Internal Area: 3,043 sq. ft.

Dymock, Red Copse Lane, Boars Hill, Oxford, OX1 5ER



bespoke
BY BRECKON

Breckon  Breckon
EST. 1947

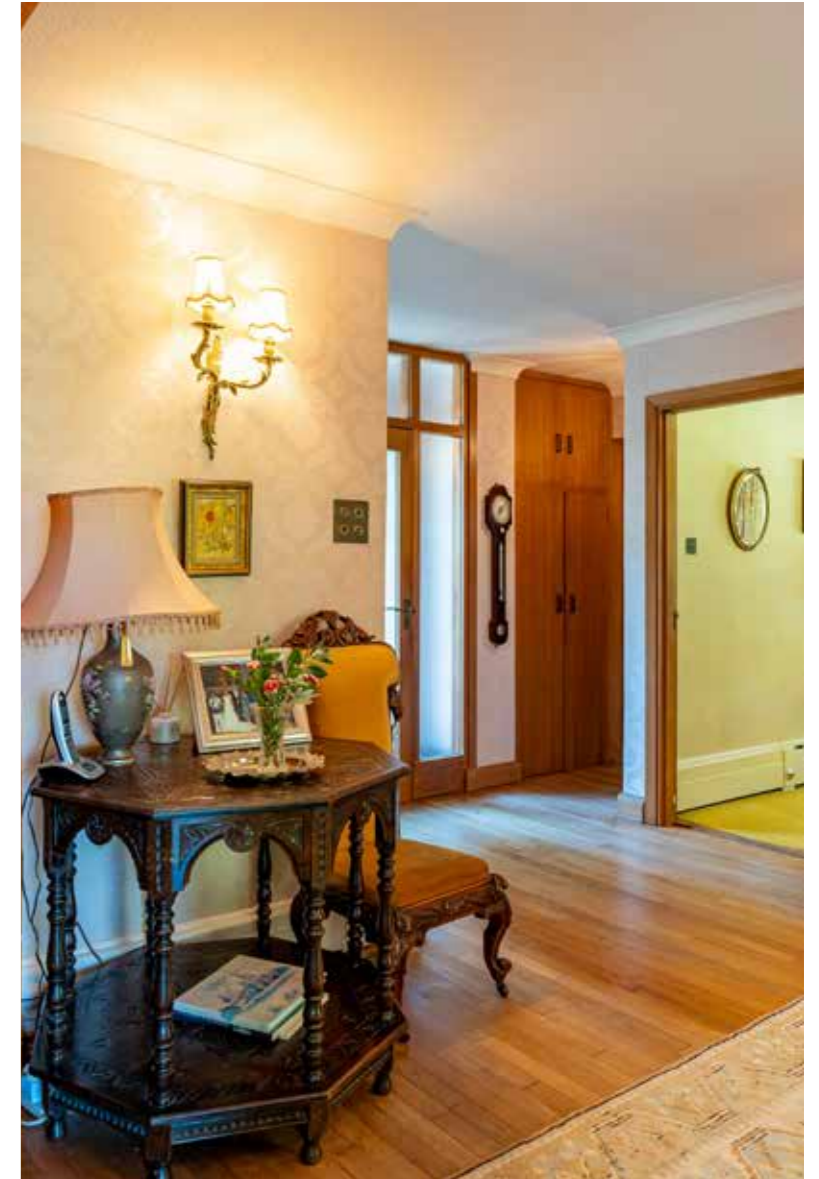


IMAGES FROM LEFT:
Living Room, Entrance Hall



Dymock has been within the same family now for over 60 years and comes to the market offering endless potential to create an exceptional family home, subject to the necessary consent. The property at present sits at just over 3,000 sq. ft. and includes four reception rooms, four bedrooms (all with built-in storage) and two bathrooms.

The house was built originally in 1958 and was designed to make the very most of the light – you'll note it doesn't sit square within the plot boundaries to ensure the entire house enjoys natural light at all times of day through the large, oversized windows and almost all rooms enjoying at least a double aspect.





IMAGES FROM LEFT:
Kitchen, Dining Room, Family Room,
Hallway, En-suite



The layout at present offers flexible living over two floors with loft storage. The main entrance hall is incredibly welcoming and provides access to all principal reception rooms including the kitchen / breakfast room which enjoys stunning views over the rear garden and woodland. The

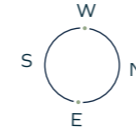
dining room, conservatory and formal sitting room all offer direct access to the surrounding garden. There is a large double garage and varying workshops and woodstores alongside parking for a large number of cars.



IMAGES FROM LEFT:
Conservatory



bespoke



GROUND FLOOR

Living Room	6.41m x 4.35m	21'0" x 14'3"
Family Room	3.21m x 3.02m	10'6" x 9'11"
Kitchen	4.96m x 4.62m	16'3" x 15'2"
Conservatory	4.13m x 3.29m	13'7" x 10'10"
Garage	5.79m x 5.56m	19'0" x 18'3"



FIRST FLOOR

Principal Bedroom	5.18m x 4.99m	17'0" x 16'4"
Bedroom 2	4.64m x 4.35m	15'3" x 14'3"
Bedroom 3	4.98m x 3.14m	16'4" x 10'4"
Bedroom 4	3.38m x 3.15m	11'1" x 10'4"

Dymock, Red Copse Lane, Boars Hill, OXFORD OX1 5ER	Energy rating F	Vale of White Horse Council Band G - £3,903 PA Utilities – Mains Water and Electricity and Private Drainage. Gas connected to plot.
Valid until 14 August 2033	Certificate number 0141-2954-6082-2397-4965	

IMAGES FROM LEFT:
Principal Bedroom, Bedroom 2, View from Bedroom 2





IMAGES:
Rear View, Aerial View, Garden Area

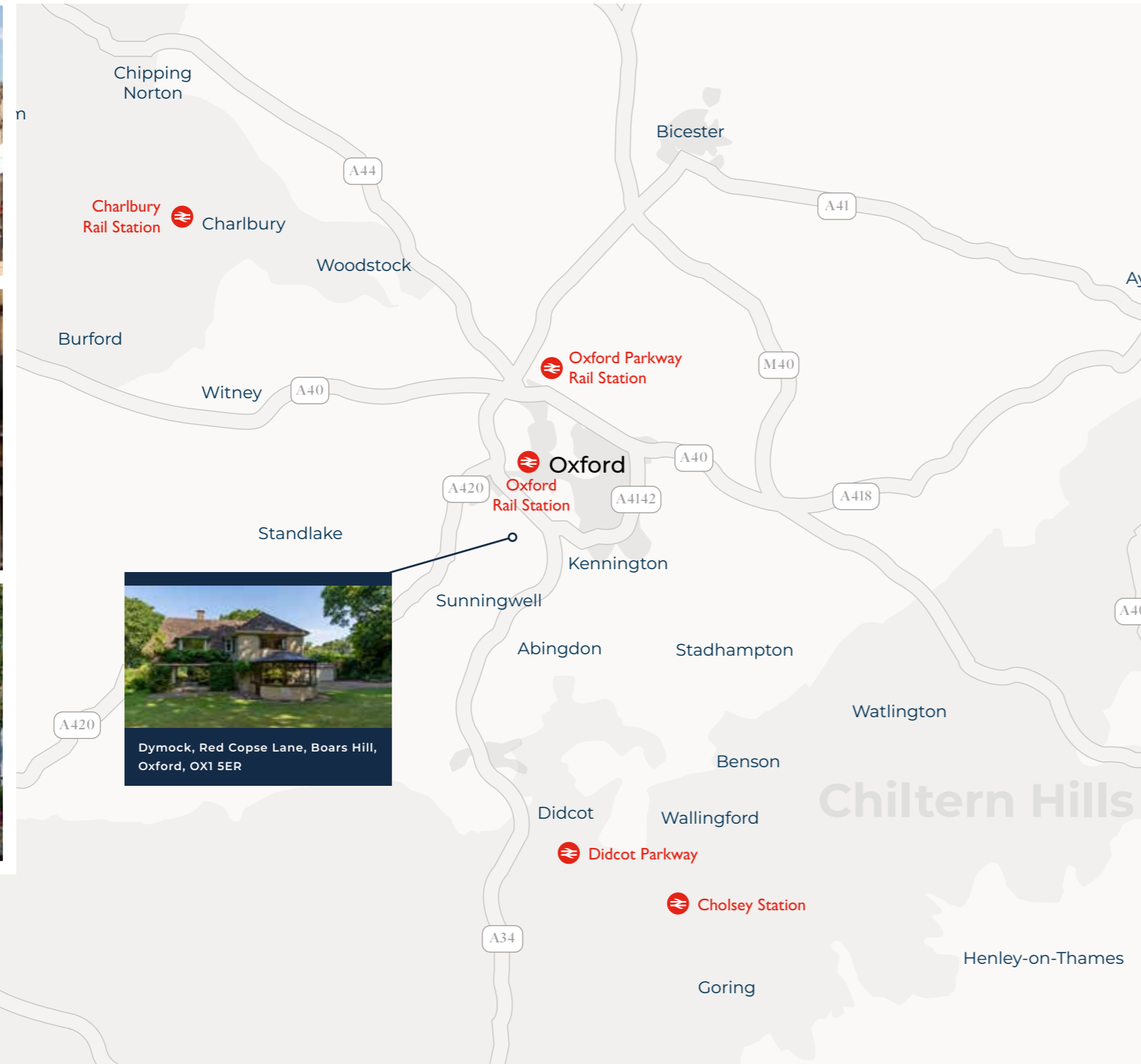


With grounds of almost 1.5 acres including your own woodland, the property commands stunning views over its own grounds as well as farmland and fields beyond. There are mature gardens that have been well looked after and benefit from well-established trees, shrubs and plants alongside a glorious pond. There is a charming seating area towards the edge of the plot with views over land directly beyond the house which is owned by Oxford Preservation Trust and the world-famous Oxford spires!



IMAGES FROM TOP:

Westgate, Oxford City Centre,
Ship Street, Oxford City Centre,
Columbia Coffee, Summertown.



Boars Hill, Oxfordshire

Dymock sits on a generously sized plot off Red Copse Lane, a no-through road. Boars Hill is well known within Oxfordshire as a quiet, safe and private area and is highly recommended for families as an excellent base within easy reach of the world-famous city of Oxford.

Surrounded by scenic walks including those through neighbouring woodlands, Dymock is perfectly situated to enjoy the best of countryside living. Oxford city centre is around four miles away and offers two mainline stations with direct trains to both London Paddington and London Marylebone as well as high-end shopping in the newly opened Westgate, home to prestigious global brands and rooftop bars and restaurants.

The nearby village of Sunningwell has a well-regarded public house, The Flowing Well, and Abingdon-on-Thames is around four miles away and offers multiple supermarkets and other amenities for your day-to-day needs.

Oxfordshire is renowned for its schooling with over 70 independent preparatory and senior schools and the property is under ten miles from Chandlings Preparatory School, Abingdon School, Radley College, The Dragon School and St. Edwards School.

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Bespoke by Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



bespoke

Ready to view?



get in touch

Chris Dixey
Director

M: 07879 201936

E: chris@breckon.co.uk

Twining House
294 Banbury Road
Summertown
Oxford OX2 7ED
T: 01865 310300

Watch the film

bespokebybreckon.co.uk/dymock

Watch the Film
BESPOKEBYBRECKON.CO.UK/DYMOCK

bespoke
BY BRECKON