



Foxcombe Lodge, Sunningwell OX13 6RD

# Foxcombe Lodge

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Stunning direct views over Boars Hill feature with this highly individual detached property, offering superbly presented accommodation of much character, surrounded by beautiful countryside.

Foxcombe Lodge is situated in a delightful semi-rural location, at the end of a private lane, towards the edge of this highly sought after village, surrounded by roaming countryside providing many beautiful walks. Sunningwell offers a wonderful sense of community and pleasant village green, public house, pre-school nursery, primary school, art school, church and cricket club. Useful distances include Abingdon Town, (circa. 2 miles) and Oxford City centre with its many amenities (circa. 6 miles). The nearby village of Radley offers a railway link to Didcot mainline railway station (London Paddington 45 minutes).

Bedrooms: 3

Bathroom: 2

Reception Rooms: 1

Council Tax Band: E

Tenure: Freehold

EPC: C

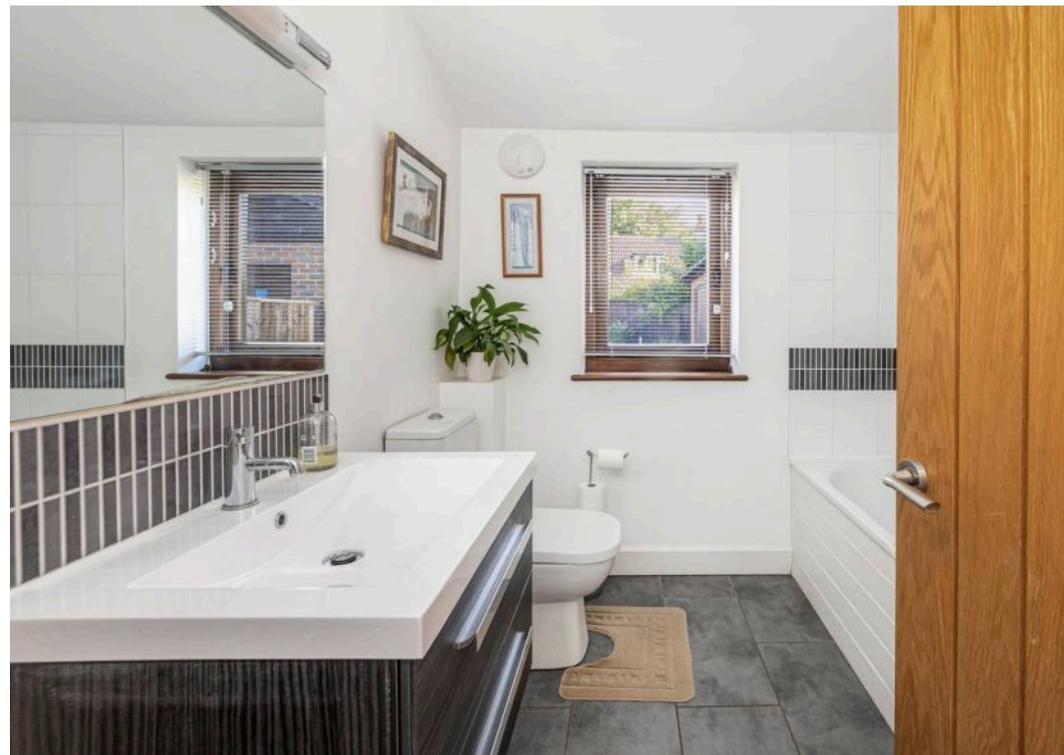




## Key Features

- Light and airy entrance hall featuring oakwood flooring and oak and glass staircase rising to part galleried landing
- Fabulous triple aspect open plan lifestyle room featuring part vaulted ceiling and solid oakwood flooring, raised contemporary gas fire, bi-fold doors opening onto decked terrace and attractive direct views over Boars Hill
- Stylish open plan contemporary fitted kitchen offering a good selection of floor and wall units complemented by several built-in electrical appliances and utility room
- Two ground floor double bedrooms complemented by adjoining bathroom with white suite
- Wonderful first floor master bedroom with vaulted ceiling, solid oakwood flooring, built-in wall-to-wall wardrobe cupboards and double doors to iron balustrade providing fabulous direct views over Boars Hill
- En-suite shower room with contemporary white suite
- Underfloor heating (combined with pressurised water system), solid hardwood windows and doors and the property is sold with no ongoing chain
- The property is approached through a gated driveway which in turn leads to good size gardens initially providing gravel parking facilities for many vehicles leading to detached double garage, one half of which has been converted to provide a large, fully insulated home office/garden studio with light and power and double glazed window
- Attractive formal gardens extending to three sides of the property including decked terrace, extensive lawn and large wooden detached garden store - the whole enclosed by fencing, trees and shrubbery before leading directly onto Church Farm Deer Park situated on Boars Hill, surrounded by open countryside









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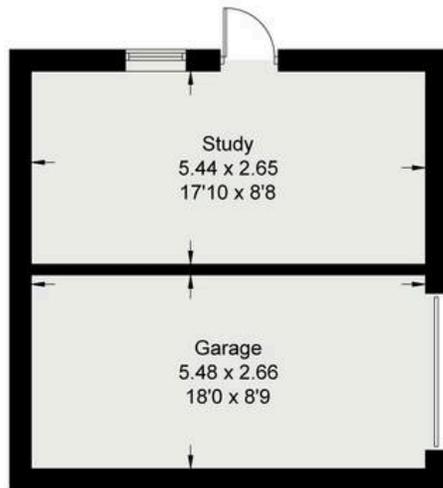
Approximate Gross Internal Area = 111.60 sq m / 1201 sq ft

Garage = 14.50 sq m / 156 sq ft

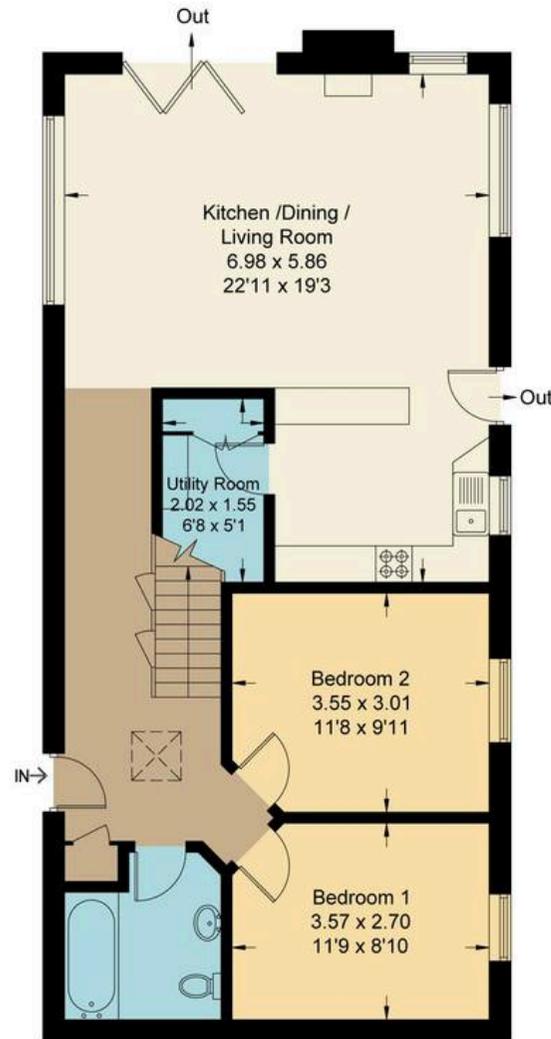
Study = 14.40 sq m / 155.0 sq ft

Total = 140.50 sq m / 1512 sq ft

For identification only - Not to scale



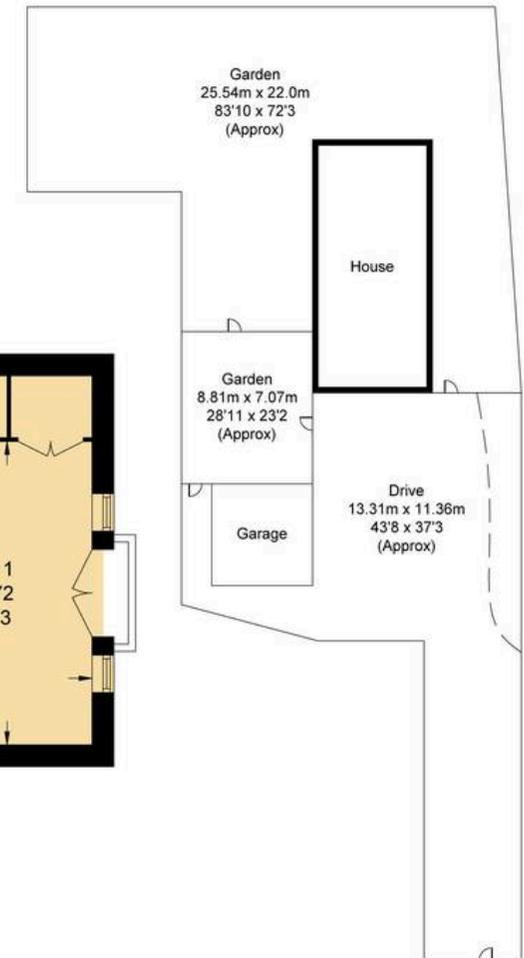
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**



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