

HOLMWOOD



BOARS HILL • OXFORD





HOLMWOOD

FOXCOMBE ROAD • BOARS HILL • OXFORD • OX1 5DL

Oxford Ring Road & A34 1.5 mile, Oxford City Centre 3.5 miles, Abingdon 4 miles, Didcot 14 miles
(London Paddington 45 minutes) Oxford Parkway 8.5 miles (London Marylebone 56 minutes)

Impressive residence with separate cottage and grounds of 3.5 Acres

Reception Hall • 8 Bedrooms • 3 Bathrooms • 4 Reception Rooms
Kitchen • Utility Room • Garden Room • Cellar

Detached 2 Bedroom Cottage • Heated Outdoor Swimming Pool

Gardens and Grounds

In all about 3.5 Acres (1.4 Ha)

For Sale By Private Treaty As A Whole



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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT



SITUATION

Boars Hill is situated in a sought after residential green belt area close to Oxford. In an elevated position above the Vale of the White Horse, it enjoys wonderful walks and some of the best views of the city and its spires.

Local amenities are found in the neighbouring village of Wootton, with more comprehensive facilities in Abingdon and, about four miles to the north east of Boars Hill, Oxford offers an extensive recreational and internationally renowned cultural facilities. Boars Hill is also well located for an excellent range of state and independent schools for all ages in Oxford and Abingdon.

The nearby arterial route of the A34 gives access to the M4 (J13) to the south and the M40 (J9) to the north. Regular train services

run either from Didcot (London Paddington about 45 minutes), or Oxford Parkway (London Marylebone, about 56 minutes).

DESCRIPTION

Holmwood is a substantial late Victorian early Edwardian house set in about 3.5 acres of grounds located at the top and southern side of Boars Hill/Foxcombe Hill with grounds adjoining fields to the rear.

Believed to date to 1900, Holmwood was purchased in the 1950's by the Sisters of St Joseph and was used as a nursing and convalescent home until 1970 when it was acquired by the current owners and has since been a much loved family home.





Of rendered brick construction below a pitched tiled roof and not listed, the property retains numerous period features recalling the Arts and Crafts movement, such as wall and ceiling mouldings, impressive feature oak banister stair case, large bay windows, decorative fireplace surrounds and original parquet flooring.

Accommodation lends itself perfectly to family living, with the main house extending to 5182sq ft over three floors. A further detached 2 bedroom cottage of around 1500 sq ft is perfect for dependant relatives, guests or live in staff and, having latterly been used as a children's nursery, it offers scope for working from home (subject to relevant consents).

A private drive leads to ample off road parking and there are timber open bay garages with attached garden stores. Terraces lead off from the main reception rooms. Tucked away at the side of the garden is an outdoor heated swimming pool with dome cover. Delightful gardens and grounds are established with many mature trees providing woodland areas.

DIRECTIONS (OX1 5DL)

Leave the A34 at the Hinksey interchange as signed to Boars Hill and Wootton. Proceed up Hinksey Hill, at the top turn right towards Wootton and Boars Hill. Drive straight ahead on Foxcombe Road for approximately 1.1 mile. Shortly after Berkeley Road on the right, the entrance to Holmwood is found on the left. If you pass Lincombe Lane on your left you have gone too far.



HOLMWOOD

Gross Internal Area (approx): House = 481.5 sq m / 5182 sq ft,

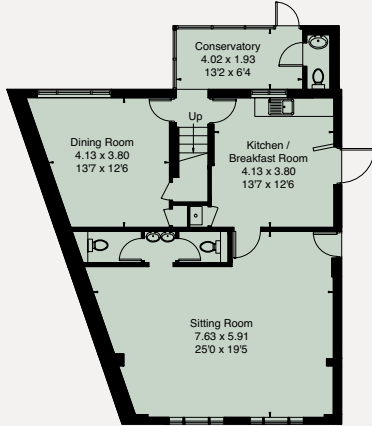
Cellar = 22.9 sq m / 246 sq ft

Cottage = 143.8 sq m / 1548 sq ft

Total = 648.2 sq m / 6977 sq ft

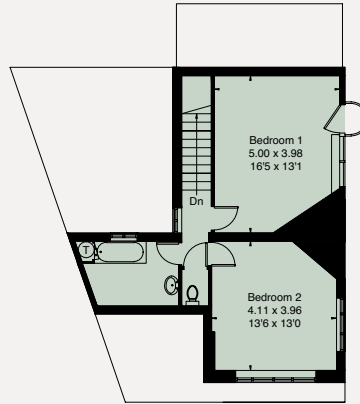
For identification only. Not to scale.

■ Main House
■ Cottage

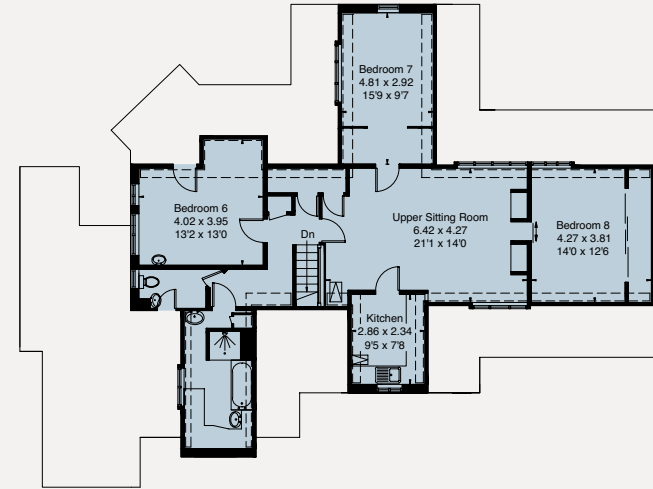


Cottage - Ground Floor

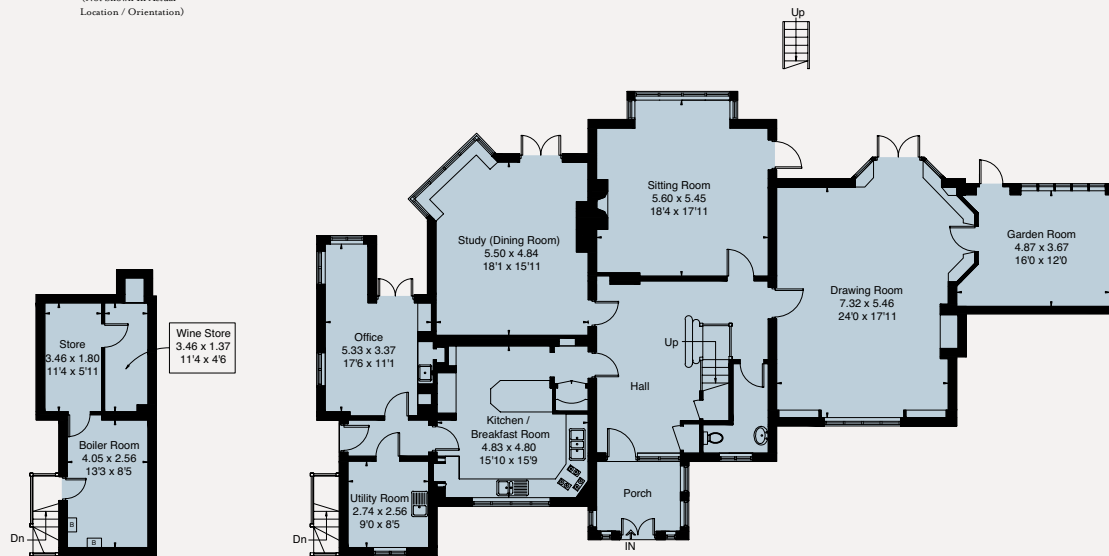
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Cottage - First Floor

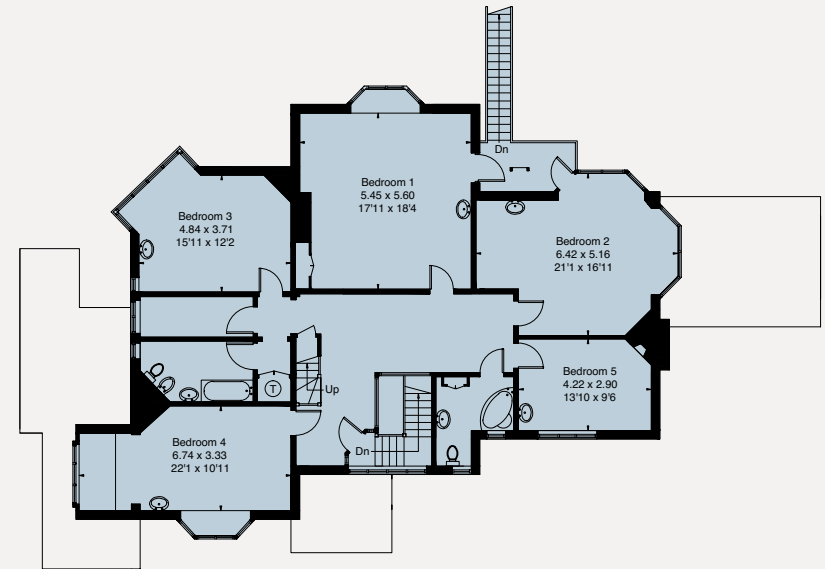


Second Floor



Cellar

Ground Floor



First Floor

GENERAL REMARKS

SERVICES

Mains electricity, water, gas and drainage. 2 gas boilers provide hot water and central heating. Separate electric immersion heaters provide hot water to second floor of main house and the cottage.

LOCAL AUTHORITY

Vale of the White Horse District Council

COUNCIL TAX: Band H

POSTCODE: OX1 5DL

TENURE: Freehold

VIEWINGS

Strictly, by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

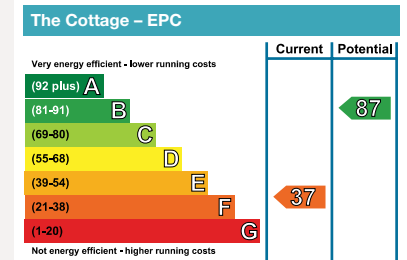
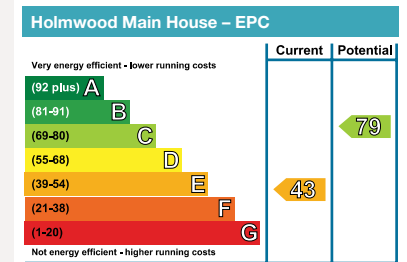
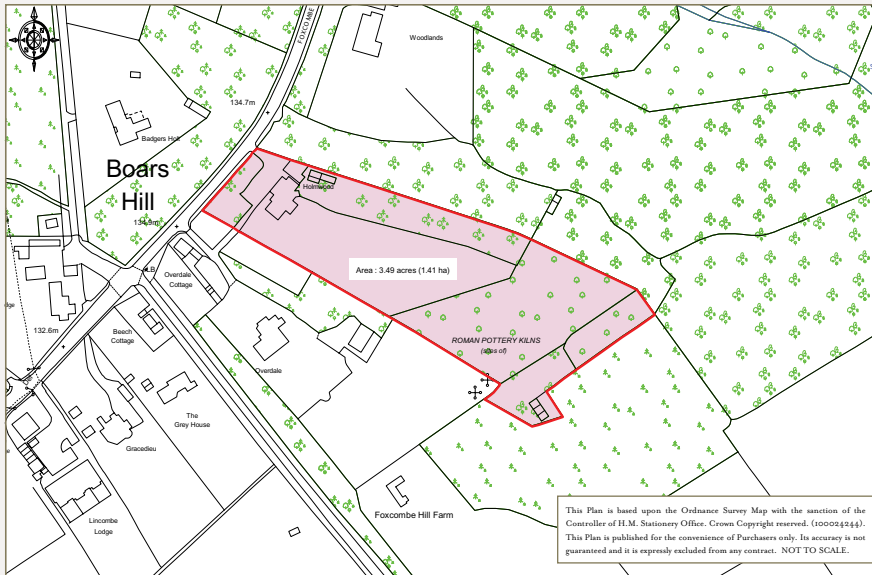
Those items mentioned in these sale particulars are included in the freehold sale as are the fitted carpets. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

IMPORTANT NOTICE

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16/08/05 NQ.





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