



BY DESIGN

Danesfield

Boars Hill, Oxfordshire



Detached Arts & Crafts Home in Boars Hill with 5 Bedrooms on Grounds Approaching an Acre

Nestled in sought-after Boars Hill, this detached Arts & Crafts home, dating from the early 1900s, offers a rare opportunity to acquire a period property in a peaceful semi-rural setting, just 10 minutes from Oxford city centre. Set within private gardens and woodland approaching an acre, the house extends to approximately 2,200 sq ft, with five bedrooms and two bathrooms. Offered with no onward chain, it blends period character with modern living and offers excellent scope for extension (STPP).







Ground Floor

The ground floor offers a versatile and well-balanced layout, with a strong sense of space and natural light throughout. A ground-floor bedroom, served by a separate shower room, provides ideal accommodation for guests or multi-generational living. At the heart of the home is an impressive open-plan kitchen, dining and family space, perfectly suited to both everyday living and entertaining. The kitchen is fitted with granite worktops and a range of integrated Miele appliances, including a dishwasher, hob, oven and combination microwave oven, along with an American-style fridge/freezer. A walk-in pantry and separate utility room add further practicality. The sitting room offers a more formal yet inviting space, centred around an open fireplace.



























First Floor

The first floor comprises four bedrooms. The principal bedroom features a dressing room with built-in wardrobes, which could be reconfigured to create an additional bedroom if required. The bedrooms are served by a family bathroom fitted with a four-piece suite, including a bath and separate shower.













Outside

Externally, the property is set within beautifully established and private gardens and grounds approaching an acre. A large raised terrace, accessed from both the kitchen/dining space and the sitting room, provides an ideal setting for al fresco dining and entertaining. Mature planting, areas of woodland and a charming forest school setting create a wonderful environment for both children and adults alike. The property further benefits from a double garage and ample driveway parking, discreetly positioned behind newly installed gates.

Boars Hill is renowned for its peaceful setting within Oxford's green belt and strong sense of community. Old Boars Hill, just moments away, offers far-reaching views across the dreaming spires of Oxford and beyond, along with exceptional countryside walks right on your doorstep. For families, the location is ideally positioned for access to some of the country's leading independent schools.

Furthermore, the property offers excellent potential for extension or further enhancement, subject to the necessary planning permissions, allowing future owners to tailor the house to their own requirements. This is more than just a home; it represents a rare opportunity to enjoy a unique lifestyle in one of Oxford's most sought-after locations.

















Location

Boars Hill is a well-regarded residential area located approximately four miles (circa 10 minutes) to the south-west of Oxford city centre. The area is known for its elevated position and surrounding countryside, with a number of well-established walking routes, including those at nearby Old Boars Hill, which offers far-reaching views across Oxford.

A range of everyday amenities can be found in the nearby villages of Wootton and Sunningwell, with more extensive facilities available in Oxford and Abingdon-on-Thames. Oxford provides mainline rail services to London Paddington and London Marylebone, while the A34 offers access to the M40 and M4. The area is also well positioned for access to some of the country's leading independent schools, including Chandlings Preparatory School, Abingdon School, Radley College, The Dragon School, St Edward's School, among others.

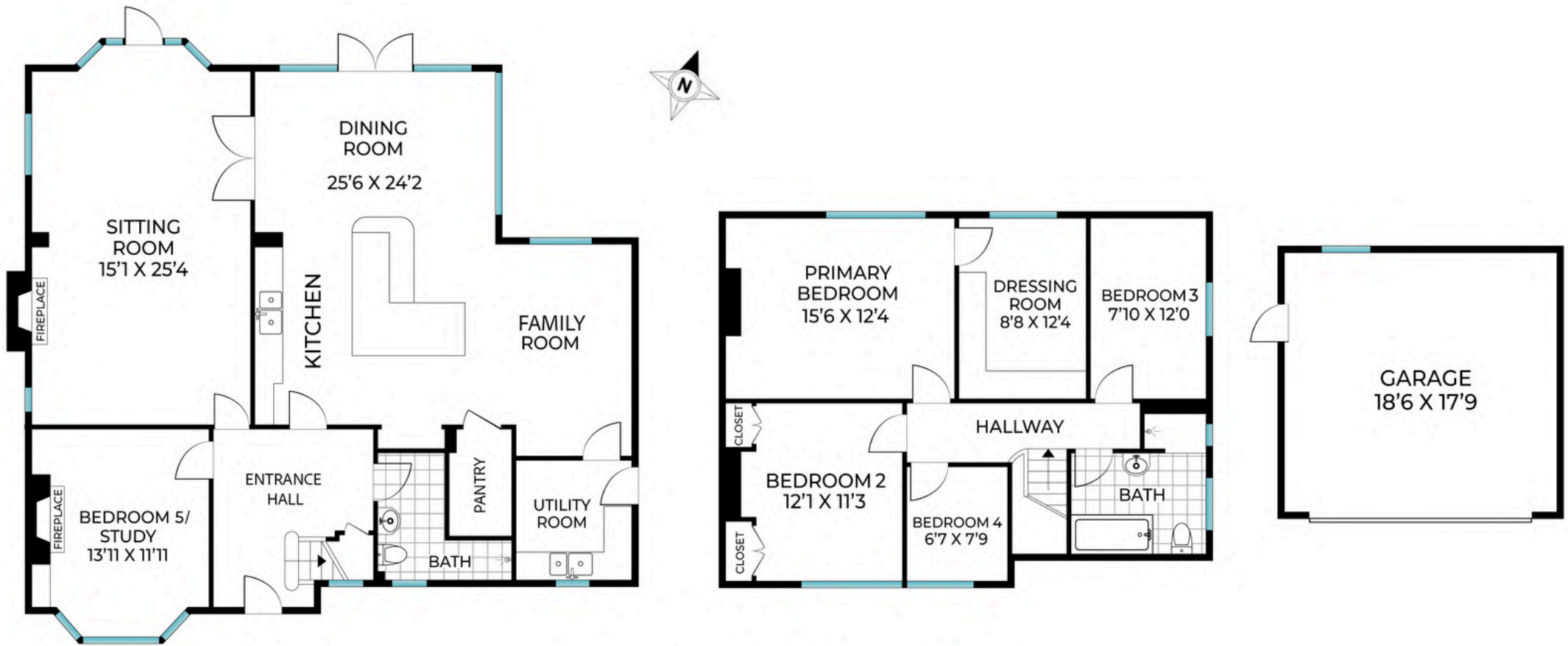
Extra Information

- Broadband: High speed fibre broadband available in the area including Gigaclear, we advise you speak with your provider.
- Mobile signal: 4G available, we advise you speak with your provider.
- Includes a home alarm & EV charger
- Mains gas, electricity, water and drainage
- Located in Oxford's Green Belt
- Tenure: Freehold
- Local Council: Oxfordshire County Council
- Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07881 272198

Website: For more information visit www.bydesignhomes.com



Gross Internal Area: 2194 sq ft, 204 sq m
 Garage: 329 sq ft, 31 sq m
 TOTAL: 2523 sq ft, 234 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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National audience

local knowledge