



THOMAS
MERRIFIELD

SALES LETTINGS

Hunters Lodge
Boars Hill, Oxford, OX1 5DS

Hunters Lodge

Fox Lane, Boars Hill, OX1 5DN

A brilliantly positioned property in an exclusive location, with a great sized plot alongside a well equipped family home with 4 bedrooms, 2 bathrooms and a superb kitchen/dining/family room.

- Prestigious location
- Off-Road Parking
- Detached
- Established private plot
- Extension Potential
- Eco-Friendly Home
- Development Opportunity
- Large open plan kitchen/dining/family room
- Council Tax Band F
- EPC Rating D

Built in the early 1900's, Hunters Lodge provides a private, eco-friendly and versatile home for all prospective buyers. Being surrounded by beautiful nature reserves and country walks with private woods over the road, the location is perfect for avid walkers and dog owners. Set on Fox Lane just a stone's-throw away from The Fox Inn, Hunters Lodge offers an all-natural garden equipped with a well-established pond, a variety of trees and various patioed areas. The plot is a sun-trap with the main patio facing South-East. Towards the front of the plot is a detached single garage, set above the main property. There is also a private driveway, creating off road parking. Stairs leading down to the main entrance of the property. The house is currently running on a combination of biomass and solar energy; gas mains connected but not used.

£715,000
FREEHOLD





THE PROPERTY

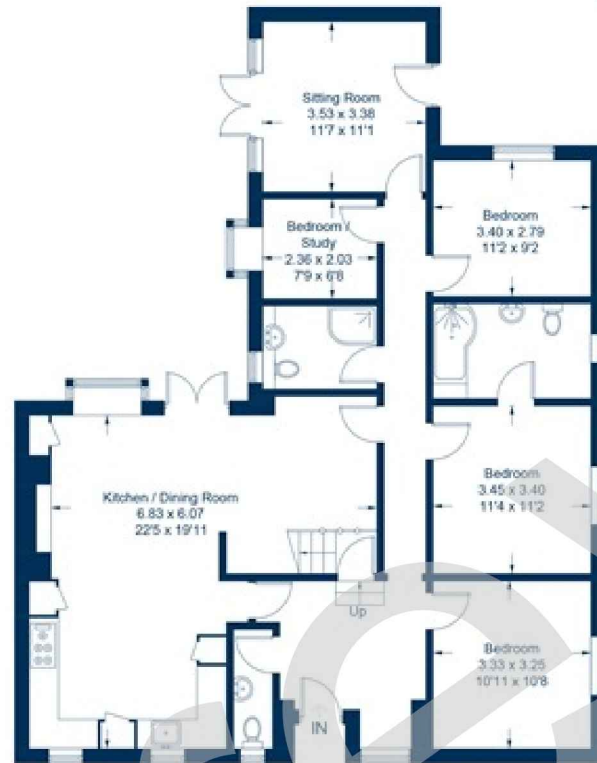
There are high ceilings and tiled floors, a W/C, and a hand-crafted open-plan kitchen/dining room, three double bedrooms, one of which has a large en-suite, one single bedroom/study and a second reception room and family bathroom on the ground floor. The property is fitted with 10 solar panels and has an energy efficient biomass heating system. The loft space of this property has been insulated and fully boarded with the addition of Velux windows. This partial conversion (Not full head height) has previously been utilised by the vendor as bedrooms/play spaces for children.

The garden wraps around the main building, with a total of four doors leading to different parts of the garden. The garden is completely natural with a pond, vegetable patch and a herb garden. The established and beautiful trees surrounding and within the garden create a great sense of privacy. As the plot is below road level, the garden has been thoughtfully designed to incorporate different levels. This can especially be seen at the tree-top patio, a private space that's perfect for evening seating at sundown.

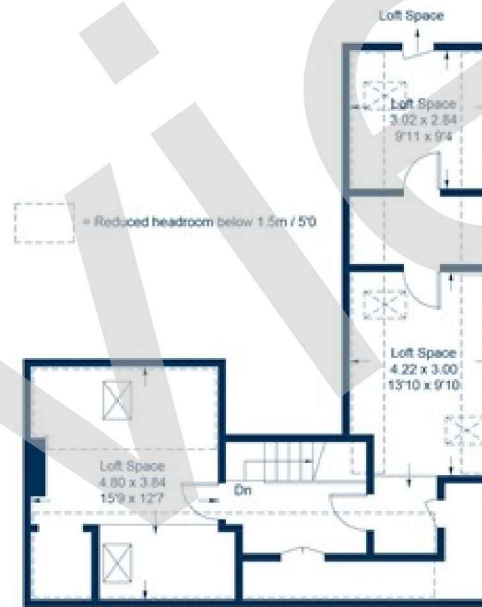
Development Opportunity: Planning permission has been granted for the demolition of the single garage and the erection of an annexe, comprising a lower ground floor and a ground floor whilst maintaining the off-road parking.



Approximate Gross Internal Area
 Ground Floor = 123.3 sq m / 1,327 sq ft
 First Floor = 61.1 sq m / 658 sq ft
 Outbuildings = 20.5 sq m / 221 sq ft
 Total = 204.9 sq m / 2,206 sq ft
 (Including Garage)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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