

west

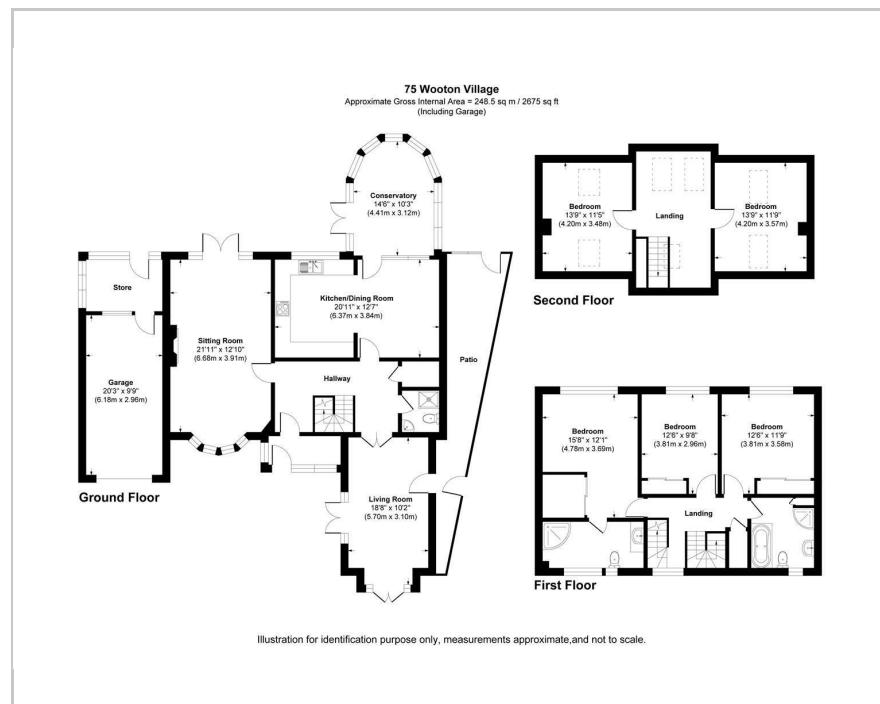
THE PROPERTY CONSULTANCY



75 Wootton Village, Oxford, OX1 5HP
£2,895 PCM



Floor Plan



A DISCREETLY LOCATED DETACHED HOUSE WITH OPEN RURAL VIEWS ON THE EDGE OF OXFORD



Accommodation

- AVAILABLE from Friday 8th November 2024
- A discreetly located detached house at the foot of Boars Hill
- Lovely open views over meadowland
- 0.12 acre private mature gardens
- 4 Reception rooms
- 5 Bedrooms
- 2 Bath / Shower Rooms
- Village shop / dentist / Takeaway / pub
- Didcot Parkway Station c.11.1 miles
- Oxford City Centre c.6.5 miles



Area Map



From the A34 Boars Hill / Wootton junction take proceed up Hinksey Hill and at the top turn right to Boars Hill. Proceed all the way over the hill to the T Junction and turn right to Wootton. In Wootton turn right at the staggered crossroads in to (Old) Wootton Village. Proceed past the turning to Old Boars Hill on your right and pass the green on your left at the end of which turn left in to a private road



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(2) (2) (2)	A	
(2) (2) (2)	B	B	
(2) (2) (2)	C	C	
(2) (2) (2)	D	D	
(2) (2) (2)	E	E	
(2) (2) (2)	F	F	
(2) (2) (2)	G	G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales