



6 Fox Lane, Boars Hill OX1 5DN

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## 6 Fox Lane

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**Stunning and very large 3 bedroom ground floor apartment offering an impressive contemporary lifestyle within this small select development, situated in a desirable elevated Boars Hill location offering many features including 3 spacious bedrooms (two with en-suites) and fabulous and very large open plan lifestyle room leading directly onto good size southerly facing private rear gardens.**

### Location



6 Fox Lane forms part of this small select development, located within a desirable elevated residential area of Boars Hill which lies approximately four miles south-west of Oxford city centre. There is a quick route to nearby Abingdon town which offers a good selection of facilities and an excellent choice of schooling in both Abingdon and Oxford. Useful distances include Didcot mainline railway station (circa. 10.2 miles) and Oxford railway station (circa. 4 miles).

### Directions what3words – land.lend.knots

Leave Abingdon town using the Wootton road and continue straight across the large roundabout onto the B4017 and proceed through Whitecross. Turn right immediately after the motorcycle garage onto Fox Lane. Proceed up the hill and leave The Fox public house on the left hand side and after a short way the entrance to Lincombe Lodge is found on the right hand side, clearly indicated by the 'For Sale' board.



- Private front door leading to inviting entrance hall with tall storage cupboards off
- Very large lifestyle room comprising high specification kitchen offering an excellent selection of floor and wall units complemented by many integrated appliances with granite working surfaces over
- Open plan and very flexible living/dining areas complemented by floor to ceiling double glazed windows and French doors leading to private southerly facing rear gardens
- Wonderful 21' master bedroom with an extensive selection of fitted wardrobes cupboards, en-suite shower room and double doors to private rear gardens
- Second double bedroom with large bay window and further en-suite shower room and spacious third bedroom complemented by separate bathroom
- Mains gas radiator central heating, PVCu double glazed windows, recessed LED downlighting fitted to the majority of the ceilings and the property benefits from an excellent lease with 108 years remaining
- Front garden providing two private parking spaces and to the rear are good size southerly facing private rear gardens featuring patio and lawn - the whole enclosed by fencing before leading onto large attractive communal gardens

3		bedrooms	Council tax band	D
1		receptions	Tenure	Leasehold
3		bathrooms	EPC rating	B



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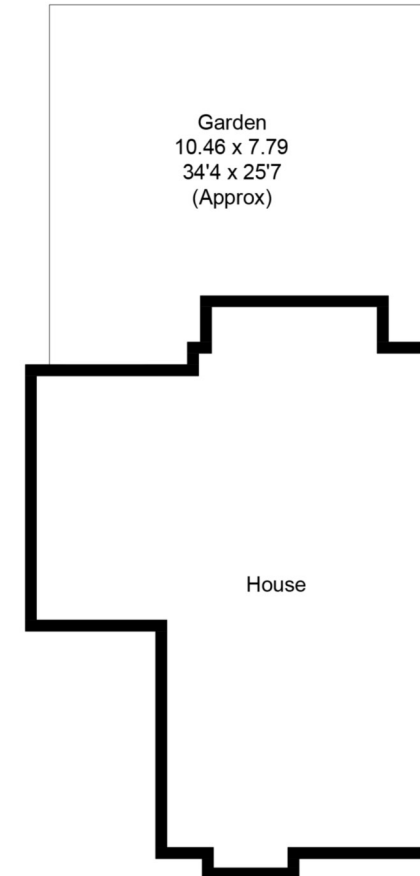
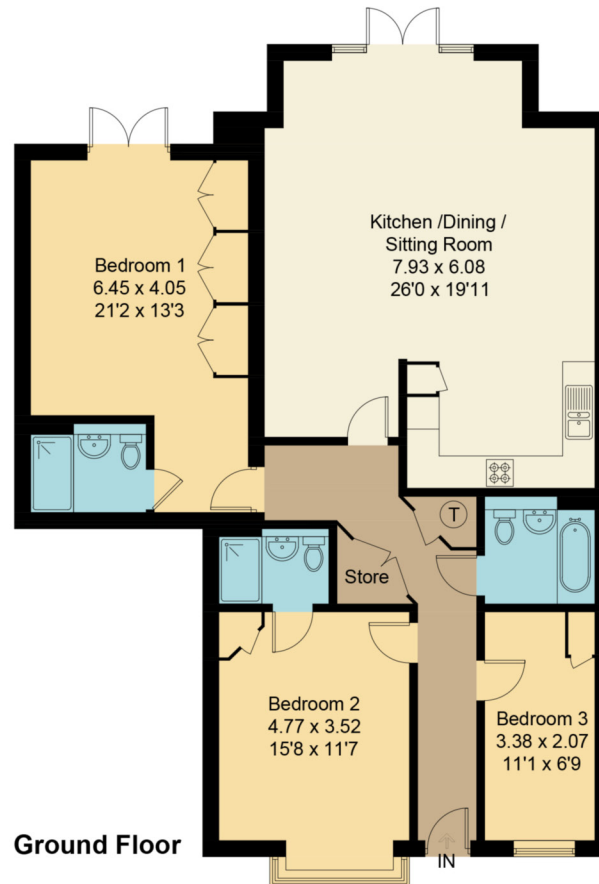






# Lincombe Lodge, OX1

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft  
Garden = 90.5 sq m / 974 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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