



Rivendell, White Hill Lane Boars Hill OX1 5LB

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Rivendell

Guide Price £650,000

Highly individual and substantial detached bungalow, situated in a delightful non-estate location at the foot of Boars Hill, offering superbly presented and very flexible accommodation, complemented by large and attractive gardens of approximately quarter of an acre and a detached double garage.

Location




Rivendell is situated in a delightful non-estate location towards the foot of Boars Hill, accessed through a private lane which leads onto stunning open countryside. The nearby villages of Wootton and Cumnor both offer a good range of amenities including excellent schooling and there is a quick vehicular route to nearby Abingdon town (circa. 4 miles) and Oxford city (circa. 5.4 miles).

Directions

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and proceed straight across the following large roundabout in the direction of Wootton. Proceed past Wootton village and on entering the hamlet of Henwood, turn right into White Hill Lane, where Rivendell is found on the left hand side.



- Large and inviting entrance hall leading to a stunning double aspect sitting room with large fire place and attractive views over the gardens
- Impressive refitted open-plan kitchen through to dining/family room complemented by a separate utility room
- Spacious master bedroom with an extensive selection of fitted bedroom furniture and a stylishly refitted en-suite shower room
- Two further double bedrooms and a stylishly refitted family bathroom
- Large roof space with excellent ceiling heights, ideal for a loft conversion to provide further bedroom accommodation with en-suite facilities
- Large and attractive gardens extending to just under quarter of an acre providing high degrees of privacy

3		bedrooms
2		receptions
2		bathrooms



Impressive refitted open-plan kitchen through to dining/family room complemented by a separate utility room

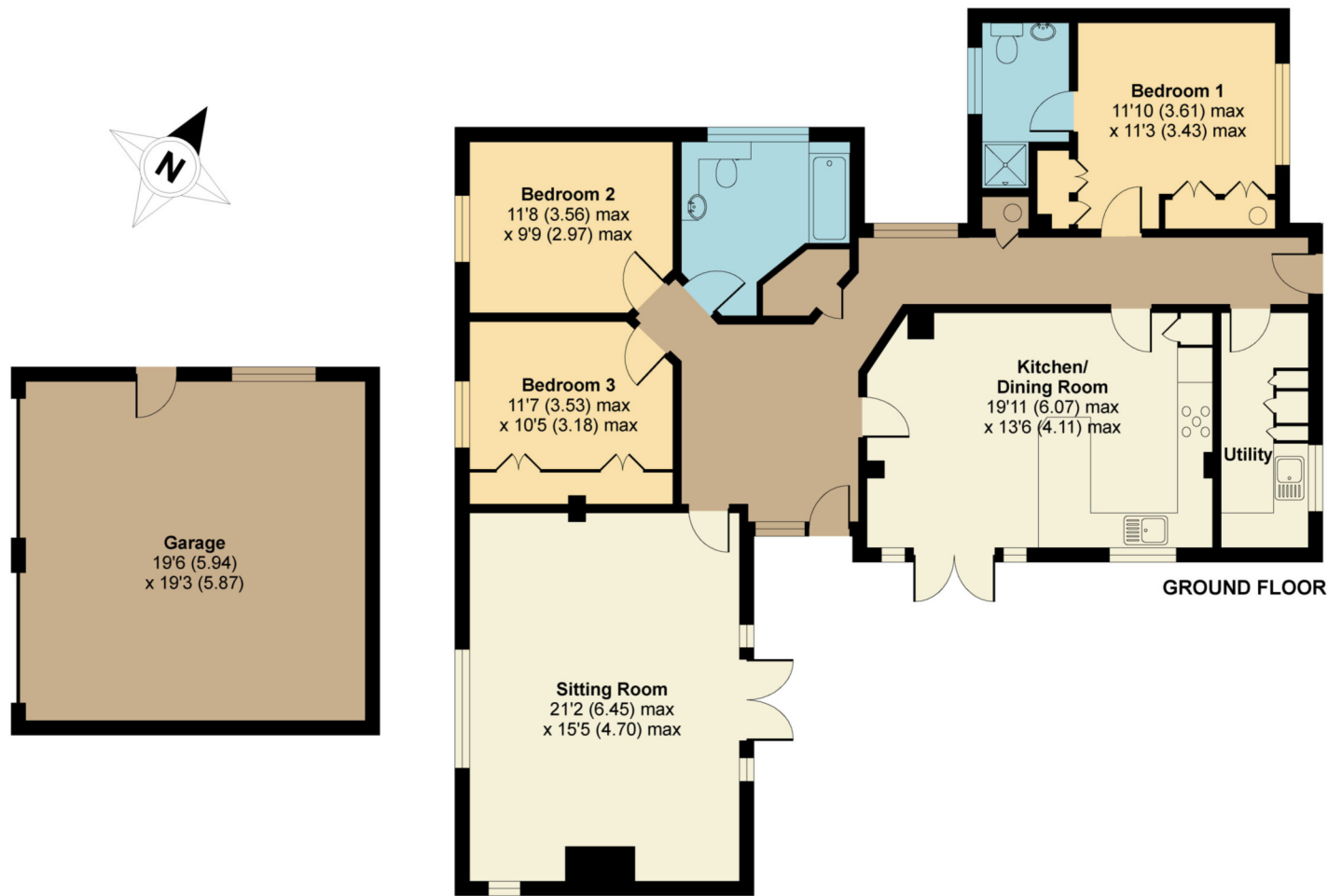


Large and attractive gardens extending to just under quarter of an acre providing high degrees of privacy









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APPROX. GROSS INTERNAL FLOOR AREA 1855 SQ FT 172.3 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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