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South Lodge  
Boars Hill | Oxford | OX1 5DN



# SOUTH LODGE

*South Lodge is a beautiful private country house which offers everything one could possibly need; a 5 bedroom family home, a 2 bedroom cottage, an indoor heated swimming pool, private offices, garages, separate driveways, stables and beautifully landscaped gardens set in a 1.2 acre plot.*

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



### DAMION MERRY

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Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of Oxfords Finest and partnered with Fine & Country and brings a weekly property blog and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to build maximum value. His extensive knowledge of Oxfordshire and having clients of the highest net worth in the world and being a marketing expert, he has the ability to market your property with absolute focus on exposure, presentation and service.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





South Lodge is located in one of the most desirable areas of Oxfordshire, Boars Hill. Built in 1906 of natural Cotswold stone with natural stone slate roofs and stone walls 0.5m thick, the property was formally part of Berkeley Castle, and the original part of the home was built for Lord Berkeley by the renowned architect Sir Ernest George. The property benefits from two separate electric gated driveways, four garages, parking for at least ten vehicles, a variety of buildings and 1.2 acres of mature and landscaped gardens. South Lodge is a five bedroom beautiful family home with wonderful views of the grounds, a two storey office building which could be converted into separate living accommodation, a cottage with two bedrooms, two bathrooms, kitchen and a lounge with a terrace that overlooks the gardens. There's also a stunning indoor heated pool with shower facilities, stables that are currently used as a storage space and a summerhouse in the gardens which creates the perfect getaway.







# GROUND FLOOR

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The ground floor of South Lodge is stunning. As you enter the property into the hallway you are greeted with an imported Austrian oak staircase that leads you to the first floor of the home. The ground floor is made up of three reception rooms; a drawing room, a study and a formal dining room that leads you to the recently renovated kitchen and breakfast area. There is also a utility room and a boiler room on the ground floor. There are a variety of bay windows on the ground floor where you can sit and take in the breathtaking views of the grounds.



# FIRST FLOOR

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The first floor offers five bedrooms, of which the principal suite is truly impressive and offers fantastic views of the gardens, and the large windows in the home allow the natural light to flood through the property. There is a guest suite which benefits from an en suite and the further three bedrooms have access to the family bathroom.









# SELLER INSIGHT

“ This exquisite gracious home is located in Boars Hill in the midst of beautiful undulating Oxfordshire countryside and yet is conveniently close to the centre of the city.

The property, built in 1906, was part of the Berkeley Estate and is surrounded by its own private acreage. It was purchased by the father of the present owner in 1929 and has been a much valued and treasured family home since that time, with this being the first instance of it coming to the market in 92 years.

A timeless house full of charm and elegance and, despite the certain formality of the house, it has been, throughout its history, first and foremost a home for family living. Throughout its years it has been beautifully maintained whilst, at the same time, it has embraced modern times and contains the luxuries and comforts essential for today's contemporary lifestyles. Each room in the house retains its original character, and natural brightness floods throughout offering a generous welcoming ambience. In addition, there are several outbuildings which have been utilised endlessly throughout the years for a host of varying activities.

The gardens are quite stunning containing a mixture of mature trees and shrubs sitting within a beautiful lawn. Of course, utilising both house and garden provide the perfect backdrop for entertaining and there have been many such occasions. Several sizeable functions have been held when a marquee has been erected in the garden for many special wedding receptions.

Although beautifully tucked away, shops are located very close, and walking into the local countryside has been a much loved pastime for the owners. There is an outstanding choice of both state and independent school within easy reach, alongside access to a wide range of sport and leisure opportunities. It is just four miles into the city of Oxford for brilliant architecture, theatres, galleries and exceptional restaurants. In addition, both road and rail links to all parts of the land are efficient and, with the new railway station nearing completion, journeys into the capital will be very quick.

It is time for the owners to move to a smaller property and, after so many years living in this brilliant house, it will be a wrench when they move. However, it has been such a happy home and a boxful of joyful memories will accompany the owners when they say farewell.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





























# GROOMS LODGE

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The Grooms Lodge is a beautiful recent addition to the property and has a very contemporary feel with a balcony which offers views of the gardens and the surrounding countryside. The cottage is a self-contained two bedroom property with bathrooms, a kitchen and a stunning lounge area.

# OFFICE SPACE

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South Lodge also benefits from a large two storey office building with a shower room and WC which could easily be converted into separate living quarters if desired.





# OUTSIDE

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The outside of this property is truly phenomenal. There is a stable block which is currently used as a storage area/workshop, an indoor heated pool with a shower and changing facilities, a summerhouse and 1.2 acres of beautiful manicured gardens with a great entertainment terrace.











# LOCAL AREA

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The location of the property has much to recommend. Located in Boars Hill, a prime location in the UK and just 4 miles from Oxford, the property is quiet, safe, secluded and is surrounded by country walks and actually benefits from 10 acres of private woodland for Boars Hills residents only. The Fox Inn is just a short walk from the home and some of the best schools in the country are located in close proximity to the property.

## Local Schools

Chandlings Prep school	2.9 miles
Abingdon School	3.9 miles
Radley College	4.3 miles
Magdalen College School	4.9 miles
Oxford University	5 miles
Headington School	6.1 miles
Dragon School	6.4 miles
St Edwards	9.3 miles
Cokethorpe school	12.2 miles

## Train stations

Oxford	4 miles
Oxford Parkway	9 miles
Dicot Parkway	10 miles



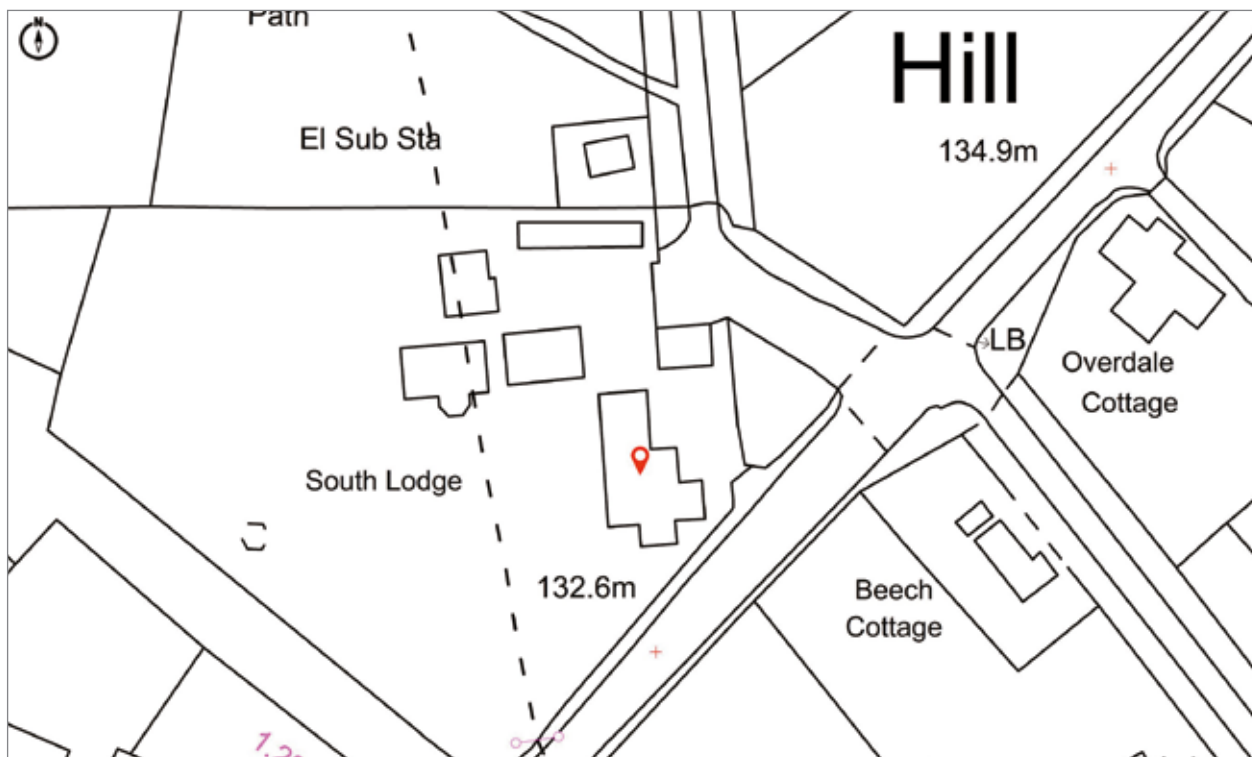


# LOCATION

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# INFORMATION

Services  
Mains water, gas and electricity.

Tenure  
Freehold

Local Authority  
Vale Of White Horse

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01865 953244 / 07369 211 735

Website  
For more information visit [www.fineandcountry.com/uk/oxford](http://www.fineandcountry.com/uk/oxford)

Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday By appointment





**south lodge fox lane, Boars Hill, oxford**

**Approximate Gross Internal Area**

**Main House = 2934 Sq Ft/273 Sq M**

**Garages = 772 Sq Ft/72 Sq M**

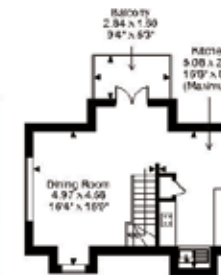
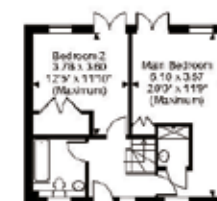
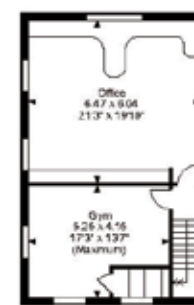
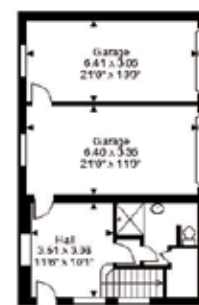
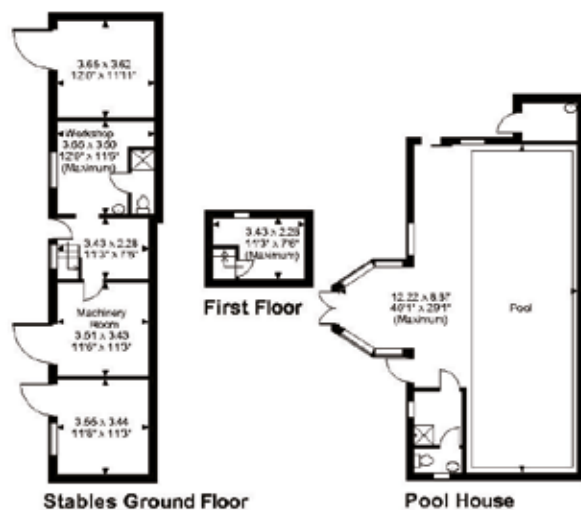
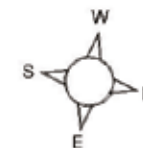
**Office = 946 Sq Ft/88 Sq M**

**Stables = 717 Sq Ft/67 Sq M**

**The Grooms Lodge = 851 Sq Ft/79 Sq M**

**Pool House = 917 Sq Ft/85 Sq M**

**Balcony external area = 49 Sq Ft/5 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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