



Woodstock Road, North Oxford





Sandford House

An exceptional detached and gated home in impeccable condition, built in 2017, offering luxurious living and close to Summertown.



Guide price: TBC

Tenure: Available freehold

Local authority: H

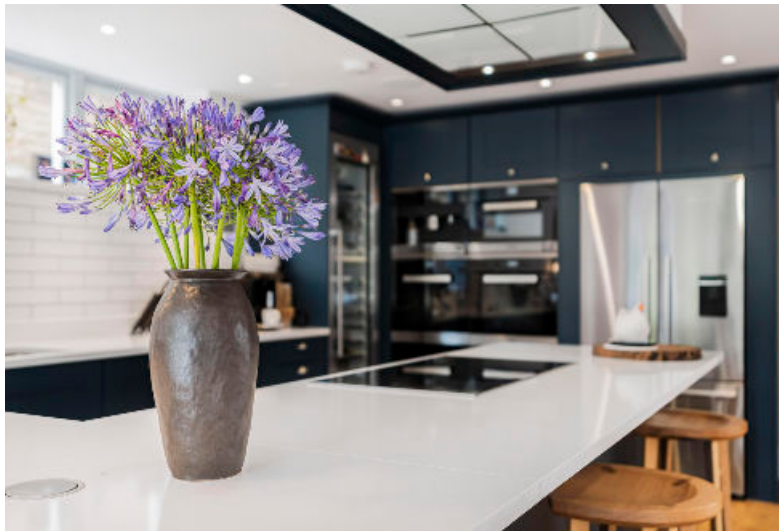
Council tax band: Oxford City Council



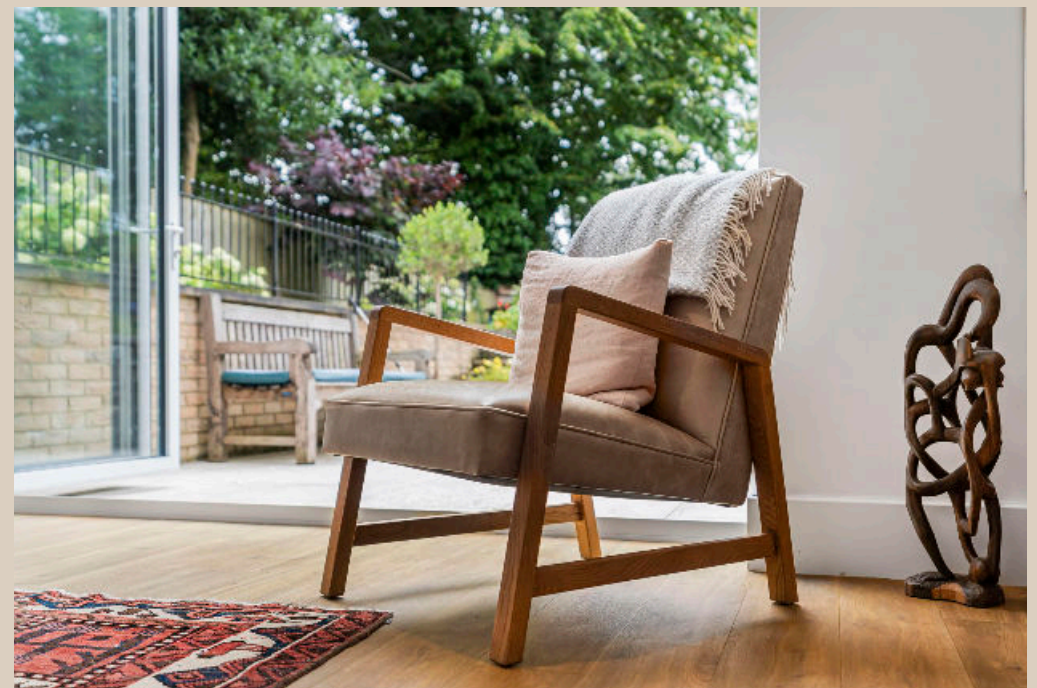


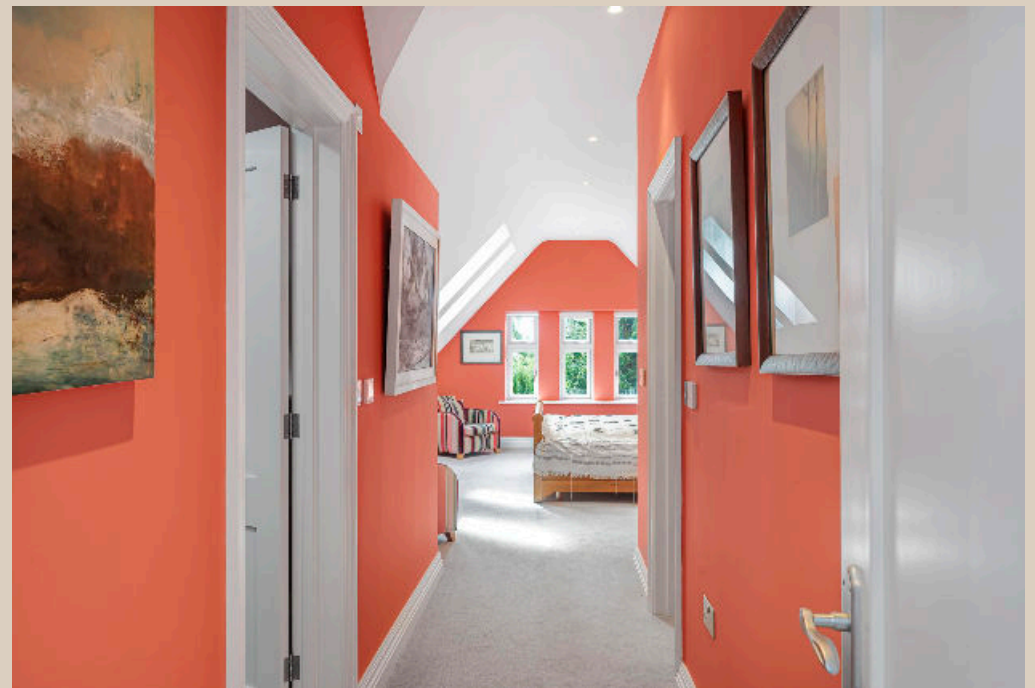
The Property

The front door opens into a generous hall with a sitting room and study overlooking the front garden. The main bedroom is to the rear with a large en suite shower/bathroom and dressing room, and it looks over the garden. The garden level features a superb open-plan kitchen/family room with bi-fold garden doors across its whole width. It is ideal for entertaining and opens on to the terrace. There is also a separate pantry and utility room. In addition, there is a cinema room and a gym together with a bedroom/office with an en suite dressing room and shower room. The first floor has four bedrooms, one with en suite shower room and dressing room, together with a large family bathroom. The gardens are to the rear and face southwest with a large, paved terrace and steps up to the lawn. The garden is flanked by well-stocked herbaceous borders and fencing. There is access to both sides of the house. The property further benefits from an EV charge point and underfloor heating on every floor.















Location

The house is situated in the heart of north Oxford, close to all the excellent shopping and recreational facilities in Summertown, a short walk away. Summertown offers an array of shops, restaurants, artisan bakers and coffee shops as well as an M&S Food Hall and other supermarkets. In addition, there are two gyms, doctors, and dentists' surgeries. The house is also close to Port Meadow for meadow and canal sidewalks. Oxford Parkway rail station is nearby with services to London Marylebone from 52 minutes. From Gloucester Green, there are regular coach services to London Heathrow, Victoria, and Gatwick airports. There are bus services on both Banbury and Woodstock Roads to the city centre. The city is very well served with an excellent choice of schools, both state and independent for all ages, including The Dragon and its Preparatory School, Oxford High School, St Edward's, Summer Fields, Wychwood School for Girls, the Swan, Cherwell School and Headington School amongst others.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

Approximate Gross Internal Area
 Ground Floor = 182.1 sq m / 1,960 sq ft
 First Floor = 133.6 sq m / 1,438 sq ft
 Second Floor = 123.1 sq m / 1,325 sq ft
 Total = 438.8 sq m / 4,723 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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