



Northmoor Road
Oxford
OX2



An exceptional ground floor apartment a walled garden and parking.





The flat occupies the whole of the ground floor of this period building and has the considerable benefit of ownership of the garden.

The front door opens into a large reception hall with the two bedrooms to the front, both of which enjoy high ceilings and excellent natural light. The reception hall has built in cupboards and a secret door to a large cellar providing useful storage. The sitting room is most attractive with open fireplace, wooden floors and French door to a delightful verandah opening onto the garden. The kitchen / breakfast room occupies the middle of the flat with fitted units and a cream electric Aga with a utility room to one side. The dining room and family room are to the rear of the ground floor and have French doors to the garden. There is a shower room and a separate bathroom. There is scope to perhaps re-arrange the rear of the flat to move the kitchen to the rear and possibly extend out from the sitting room, subject to planning.



The west facing garden is delightful having been carefully planned by the previous owners. There is a brick paved terrace providing an attractive sheltered dining area to one side and an ornamental pond. The lawn is flanked by very well stocked flower and shrub borders with silver birch trees. There are espaliered fruit trees and climbing roses to one wall with wisteria to the rear elevation. There is a greenhouse to one side and a paved area for bicycles and bin storage with secure door to the front. There is parking at the front for one car.







Northmoor Road lies just to the south of Summertown off Banbury Road and is a most convenient location. Summertown offer a wide array of shopping with M and S Food Hall, three other supermarkets, artisan coffee shops and bakers as well as a choice of restaurants, two public houses and further general shopping including a Farmers market every Sunday. It also has a dentists and doctors surgeries and the Ferry Sports Centre.

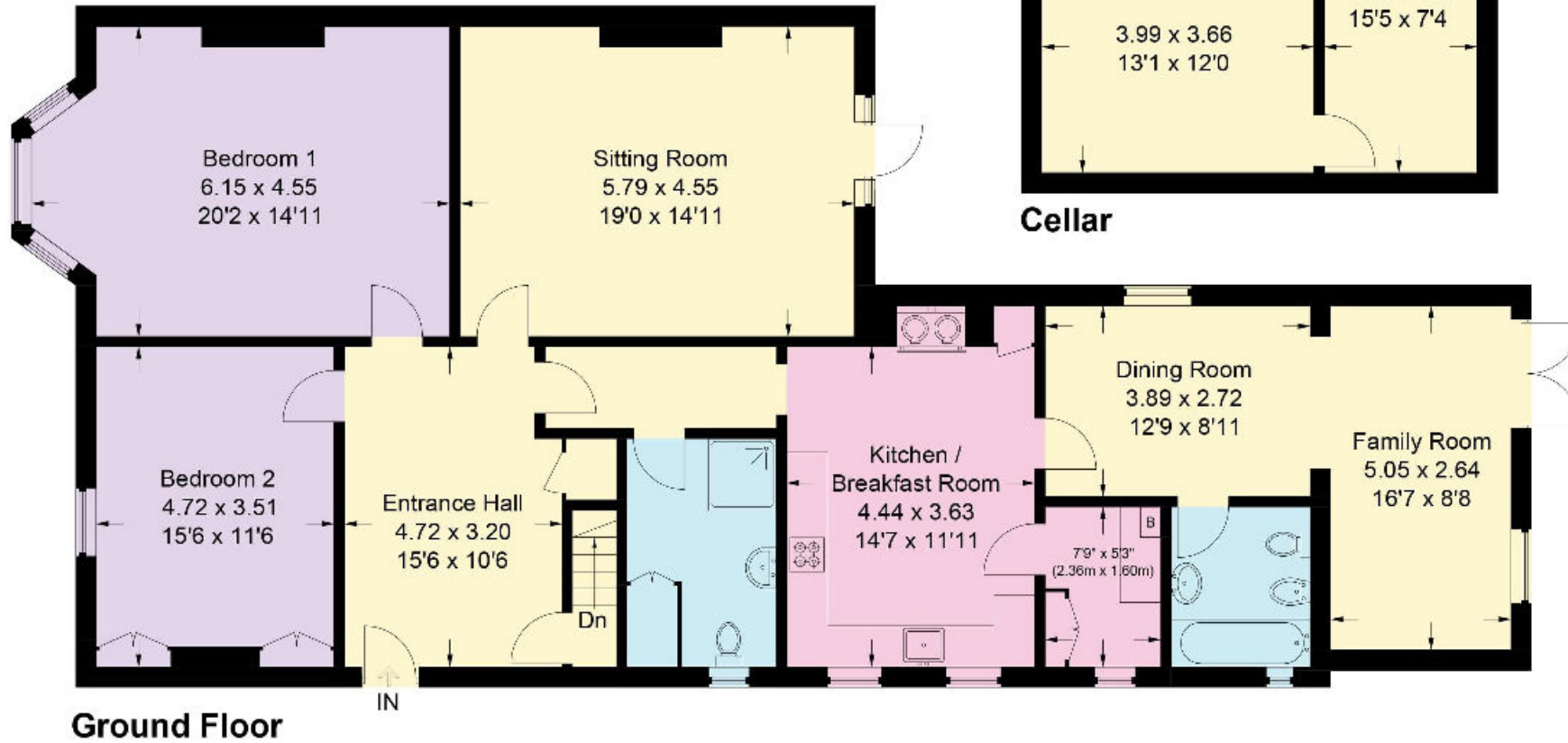
This area is very popular with families due to the proximity of some of wide range of state and independent schools in the area for all ages. These include Cherwell, the Swan School, Oxford High School. the Dragon, Summer Fields, Wychwood, St. Edward's and d'Overbroeck's.

Port Meadow is close by with delightful river and canal side walks to Wolvercote, the Trout and Perch pubs as well as University Parks.

(All times and distances are approximate.)



Approximate Gross Internal Area
 Cellar = 30.1 sq m / 324 sq ft
 Ground Floor = 157.7 sq m / 1,697 sq ft
 Total = 187.8 sq m / 2,021 sq ft



Knight Frank
 Oxford
 274 Banbury Road
 OX2 7DY

I would be delighted to tell you more.

William Kirkland
 01865 790077
 william.kirkland@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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