

Woodstock Road
Oxford
OX2





A detached house with separate self-contained two-bedroom flat.





Property

The house is set well back from Woodstock Road and was believed to have been built around 1800. It offers light and well-proportioned rooms over three floors with large sash windows and there is period detail throughout including original fireplaces and corn-icing.

The ground floor has two good reception rooms both with open fireplaces, wooden floors and bay windows. The kitchen is by Leicht and has extensive units and is a light room having windows on two sides. The first floor has the main bedroom with fitted wardrobes and leads to a study / bedroom 5 which would make an ideal en suite bathroom. There is also a further bedroom with family bathroom.

The top floor has two more bedrooms both with good ceiling heights and a shower room. The garden lies to the front and is approached over a brick paved path from the parking area to the main house. There are lawned areas and mature flower and shrub beds either side containing lavender and roses. There is a cedar summerhouse to one end and a cedar garden shed. The garden is enclosed by a brick wall and fencing.

The lower ground floor flat has its own access from the parking area with steps down to a large paved area, ideal for entertaining. There is a conservatory style entrance hall, a large sitting room, two bedrooms, a recently fitted Leicht kitchen and a bathroom. The freehold of the house and flat are offered together with the leasehold on the flat.





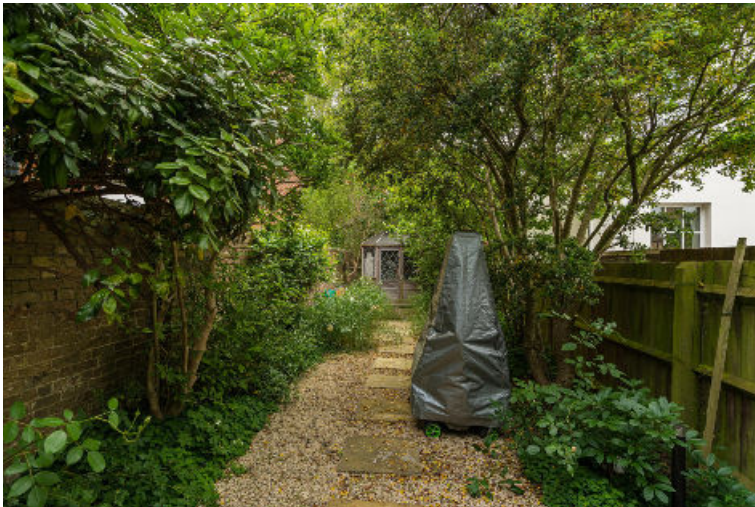
Location

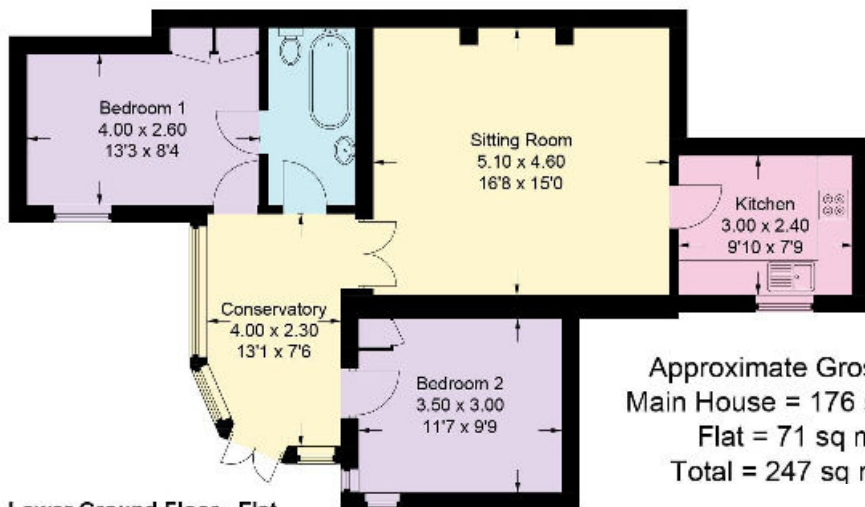
The house lies in an ideal location close to the city centre and all the local shopping amenities in North Parade and in Belsyre Court. It is very well positioned for Oxford's excellent range of schools with the Dragon and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School and Wychwood all within easy reach.

There is good access to all the day-to-day shopping facilities of Summertown including Marks & Spencer's Food Hall, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club. In Jericho there are supermarkets, bars, restaurants, a cinema and dentists' and doctors' surgeries.

The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington (53 minutes) and Oxford Parkway station has services to London Marylebone (52 minutes).

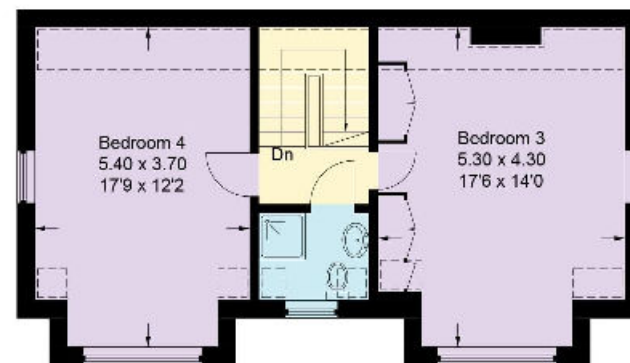
All times and distances are approximate.





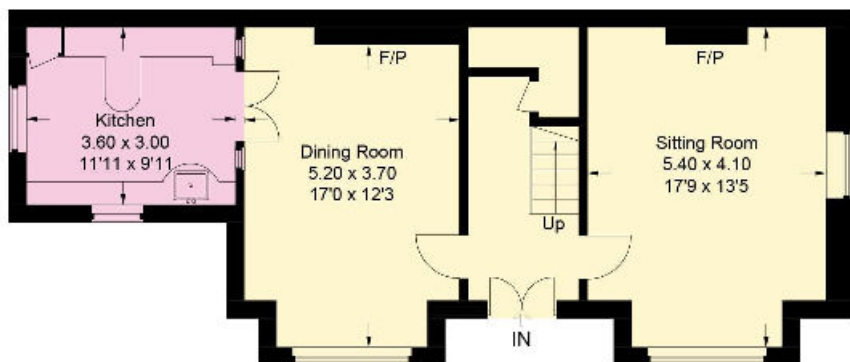
Lower Ground Floor - Flat

= Reduced headroom below 1.5m / 5'0

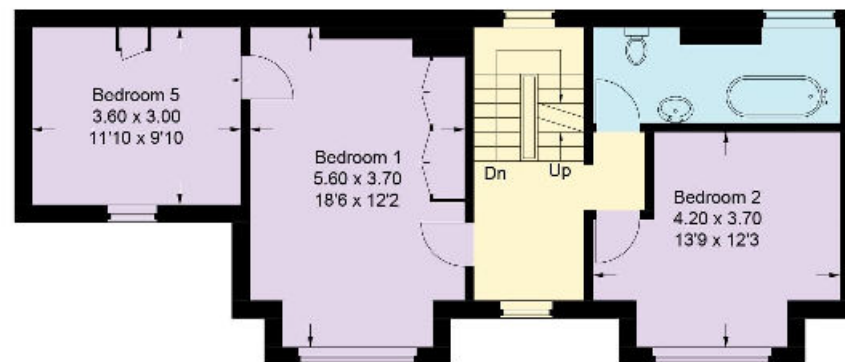


Second Floor

Approximate Gross Internal Area
 Main House = 176 sq m / 1,890 sq ft
 Flat = 71 sq m / 762 sq ft
 Total = 247 sq m / 2,652 sq ft



Ground Floor



First Floor

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 274 Banbury Road
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I would be delighted to tell you more.

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Particulars dated [June 2021]. Photographs and videos dated [June 2021].

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