



New High Street, Headington

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## Property

Substantial and characterful family home with charming garden located with excellent access to the many amenities of central Headington. Having been comprehensively refurbished and extended by the current owners, this fine, family home offers extensive accommodation over two floors.

On the ground floor is an impressive triple-aspect lounge with a wood burner and bi-fold doors opening on to the landscaped garden, bay fronted sitting room with an open fireplace, bay fronted dining room and a bespoke kitchen/diner with a separate utility room. On the first floor are four double bedrooms and two bathrooms. The principal bedroom has built-in wardrobes and an en suite. Outside is a beautiful landscaped garden with raised patio area. There is further potential in the garden for a home office subject to any necessary consents.

## Property information

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

EPC: D

Council Tax: D

Local Authority: Oxford City Council

Tenure: Freehold

Price - £1,000,000

## Location

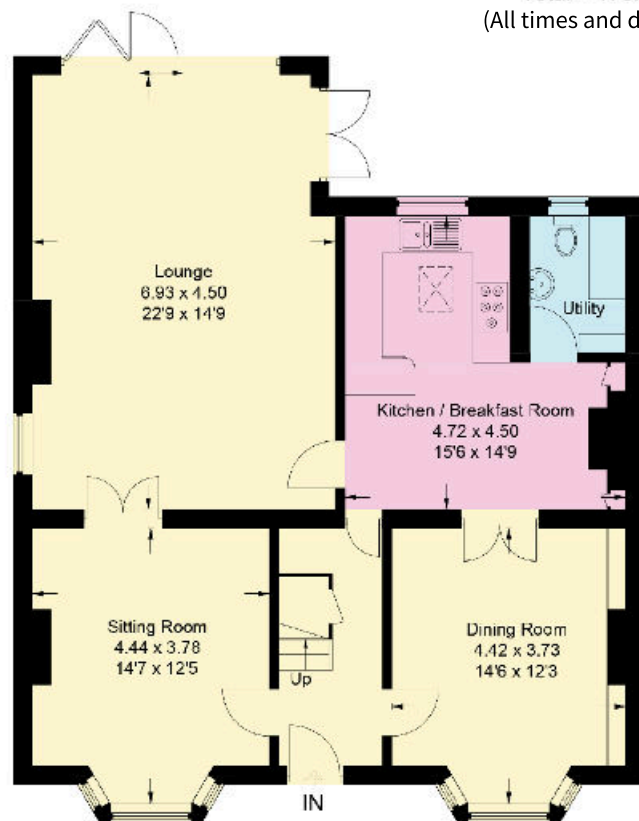
Headington is one of Oxford's most sought-after residential areas and provides many amenities including shops, bars, restaurants, South Parks and the Oxford Tube coach stop in St. Clements. Local schools include Headington School, Rye St Anthony School, Magdalen College School and Windmill Primary. The John Radcliffe Hospital, Manor Hospital, Churchill Hospital and Nuffield Hospital are also within easy reach.



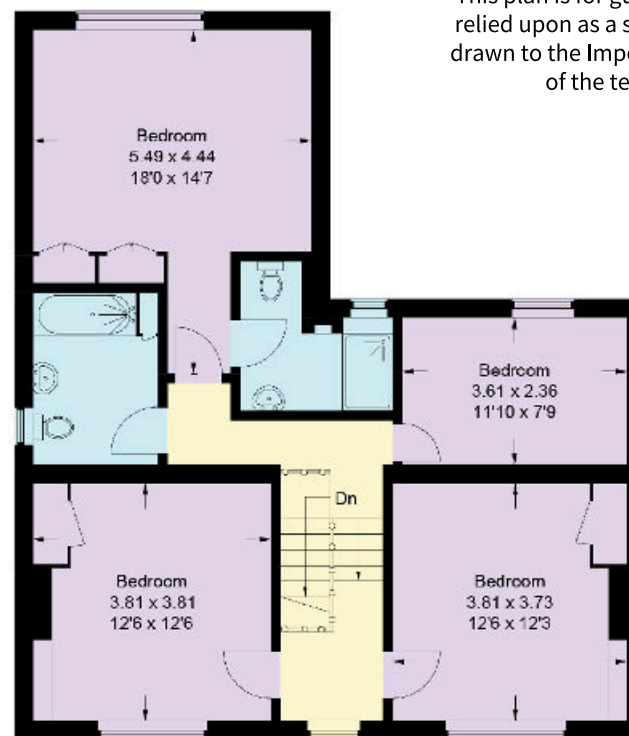
Approximate Gross Internal Area  
 Ground Floor = 96.5 sq m / 1,039 sq ft  
 First Floor = 81.7 sq m / 879 sq ft  
 Total = 178.2 sq m / 1,918 sq ft  
 (All times and distances are approximate.)



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.



**Ground Floor**



**First Floor**

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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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