



Davenant Road, Oxford

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## A superbly presented house with off street parking.

The front door opens into a generous hall with a sitting room to the front with a bay window. The family room leads through to the well-fitted kitchen, which enjoys excellent natural light and views over the garden. The kitchen is by Bulthaup with Siemens and Miele appliances. There is also a cloakroom and cupboard on this floor.

On the first floor is the main bedroom with an en suite shower room, a further en suite bedroom, two double bedrooms and a family bathroom on the second floor. To the front, there is off street parking for two cars and a car charger cable. The rear garden is landscaped with a paved terrace raised lawn with a path to one side leading to an outbuilding with a sauna, bike wash and store. The house also has solar panels, Cat6 wiring, and sound insulation on all floors.



**Guide price:** £1,535,000

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** F

On this popular North Oxford side road, this house, built in 2020, is set back from the road with parking for several vehicles. It is finished to a high specification with underfloor heating to the ground floor with radiators to the upper floors.



Davenant Road lies in the heart of north Oxford, close to Summertown's excellent shopping and recreational facilities. 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 near Port Meadow for river and canal sidewalks. Oxford Parkway rail station is nearby with services to London Marylebone from 55 minutes. From Gloucester Green, there are regular coach services to London Heathrow, Victoria and Gatwick airports. Bus services are on 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.





Approximate Gross Internal Area = 207.0 sq m / 2,228 sq ft  
Outbuilding = 9.6 sq m / 103 sq ft (Excluding Open Store)  
Total = 216.6 sq m / 2,331 sq ft

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.



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