



Ambleside Drive, Headington

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## Unique and substantial detached family residence set in just over half an acre of attractive and private gardens with driveway parking and a garage.

This wonderful home which is situated on a favoured residential side road conveniently located for access to the John Radcliffe hospital and the key city schools, offers a fantastic opportunity to update and extend (subject to the necessary consents). The spacious gardens of just over half an acre are magnificent, and there is versatile living space throughout the house and a detached double garage totalling circa 2,800sqft. Arranged over three floors, the house comprises a large entrance hall with W/C, double aspect sitting room, dining room, kitchen/breakfast room and utility room. Across the first and second floors are seven bedrooms and two bathrooms. The house is surrounded by mature landscaped gardens giving this home a private feel. To the rear is a spacious and charming southeast-facing garden, whilst to the front is off street parking and a garage.

### Property information

Bedrooms - 7

Reception Rooms - 2

Bathrooms - 2

Garage

EPC - D

Council - Oxford City Council

Council Tax Band - G

Guide price - £1,500,000

Tenure - Freehold









## 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, New Marston Primary and Cherwell School. Oxford High School, St Edwards and The Dragon in North Oxford are also a short distance via the Marston Ferry Road. The John Radcliffe Hospital, Manor Hospital, Churchill Hospital and Nuffield Hospital are also within easy reach.

The city has excellent communications with access to the M40 connecting to London and Birmingham, the A34 linking to Newbury and the M4. There is a fast rail service to London Paddington taking approximately an hour. From the bus stop in St Clements, there are services to London Heathrow and Gatwick airports.





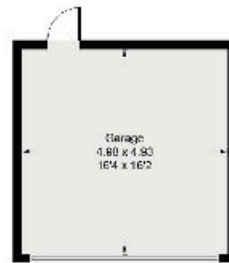




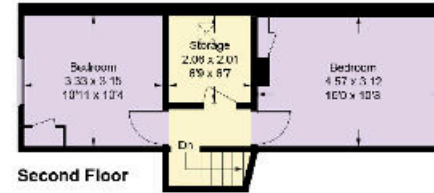




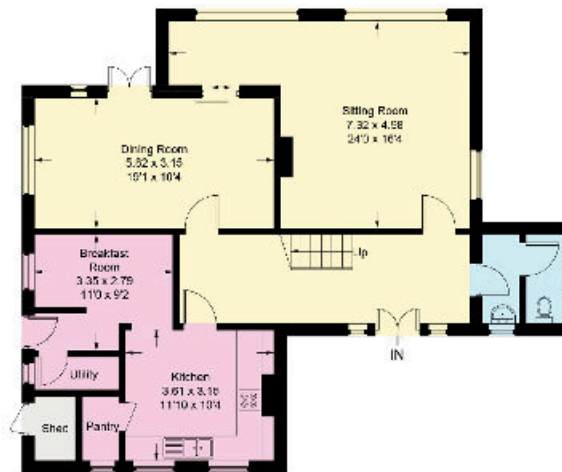
Approximate Gross Internal Area  
 Ground Floor = 93.5 sq m / 1,006 sq ft  
 First Floor = 106.3 sq m / 1,144 sq ft  
 Second Floor = 34.0 sq m / 366 sq ft  
 Garage / Shed = 26.4 sq m / 284 sq ft  
 Total = 260.2 sq m / 2,800 sq ft



(Not Shown in Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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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Knight Frank  
 Oxford Sales  
 274 Banbury Road  
 Oxford  
 OX2 7DY  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Oliver Saxton  
 01865 264862  
[oliver.saxton@knightfrank.com](mailto:oliver.saxton@knightfrank.com)



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