



St Bernards Road

Oxford



**Knight
Frank**



A charming period house in this central and convenient location.

Oxford 1.8 miles, Oxford station 1 mile, Oxford parkway 3.6 miles

(All distances are approximate)



4

2

3

Summary of accommodation

Main House

Lower ground floor: Dining room | Kitchen | WC

Ground floor: Sitting room | Study/bedroom

First floor: Two Bedrooms | WC

Second floor: Two Bedrooms | Bathroom

Loft

Garden

Situation

Times and distances are approximate.



The house lies in an ideal location close to the city centre and all the local shopping amenities in Belsyre Court, North Parade and Jericho. Jericho has a number of independent shops, restaurants and cafes as well as two supermarkets, the Phoenix Picturehouse cinema and dentists' and doctors' surgeries. 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.



The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London.



The property is very well positioned for Oxford's excellent range of schools, with the Dragon, Wychwood and Oxford High School close by and the Cherwell, Swan School, St Edward's, Magdalen, Headington Girls School and Wychwood further afield.



The Oxford rail station has regular services directly to London Paddington, and Oxford Parkway station has services to London Marylebone. From the coach station at Gloucester Green, there are regular services to London, Heathrow and Gatwick airports.



The Property

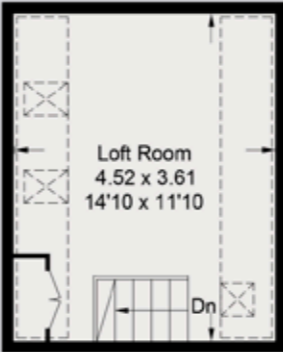
The house lies on the south side of the road with accommodation over four floors together with a useful loft. It has been very well maintained by the present owners and offers comfortable living space combined with considerable period detail with wooden floors, open fireplaces, traditional sash windows and cornicing. The accommodation is flexible, and currently, it offers four bedrooms with a bathroom and separate WC over the first and second floors, as well as a sitting room and study on the raised ground floor. The lower ground floor has a kitchen and dining room with a shower/cloakroom.





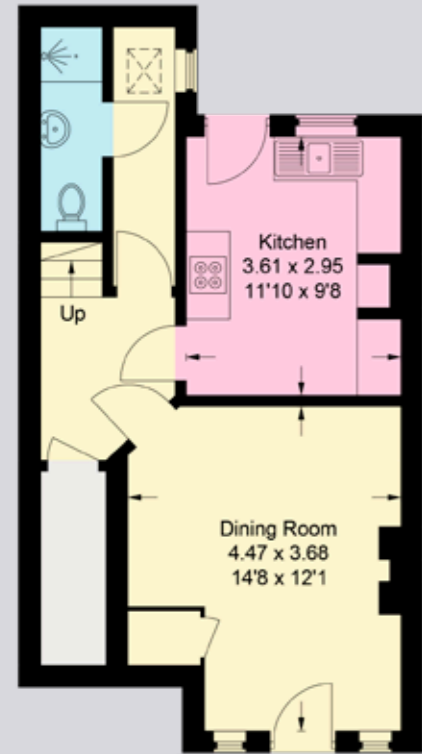
FLOOR PLAN

Approximate Gross Internal Floor Area
 Lower Ground Floor: 41.4 sq m / 446 sq ft
 Ground Floor: 38.7 sq m / 416 sq ft
 First Floor: 35.9 sq m / 386 sq ft
 Second Floor: 35.9 sq m / 386 sq ft
 Loft: 16.2 sq m / 174 sq ft
 Total Area: 168.1 sq m / 1,808 sq ft

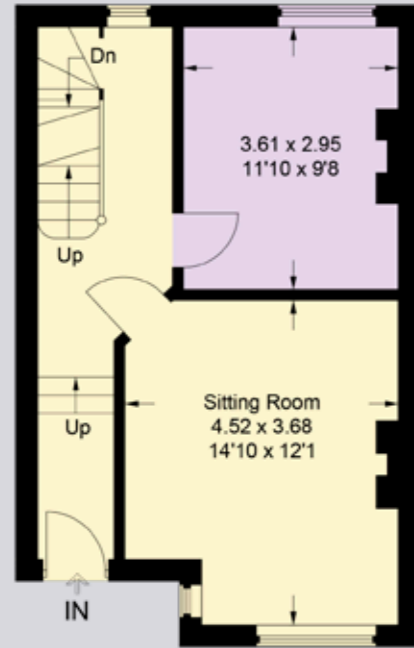


Loft

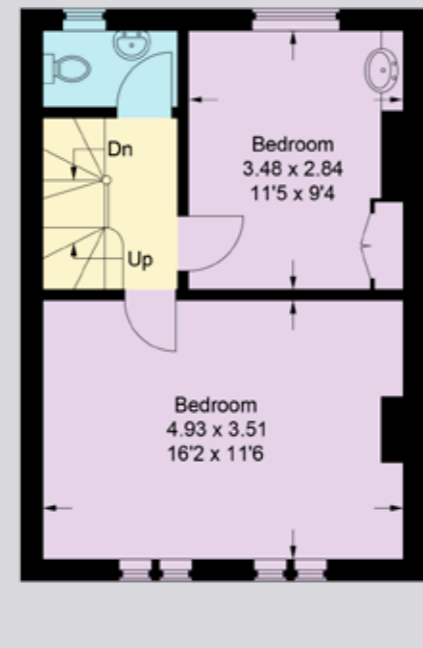
= Reduced headroom below 1.5m / 5'0



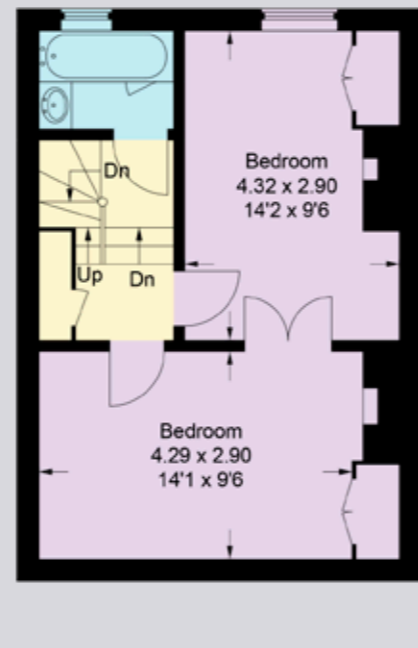
Lower Ground Floor



Ground Floor



First Floor



Second Floor



PROPERTY INFORMATION

Outside

The dining room has a door to the outside, which is accessed from the steps on the front path. From the kitchen, a door leads to the part-walled rear garden with steps up to a small lawn and rockery.

Property Information

Tenure:
Freehold

Council Tax Band:
G

Local Authority:
Oxford City Council

EPC:
E

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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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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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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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