



Hamilton Road, Summertown, Oxford

Charming family home with off street parking situated on the south side of this popular Summertown side road.

The Property

Wonderful extended and modernised family home with off street parking, south facing garden, period features, home office and side access situated in Summertown. On the ground floor is a sitting room, study and an impressive bright and spacious open plan kitchen/sitting/dining room with vaulted ceiling and doors to the south facing garden. Across the first and second floors are four bedrooms and two bathrooms. The top floor principal bedroom has an ensuite and Juliet balcony with lovely south facing views across Summertown. The garden is mostly laid to lawn and has a home office with power. To the front is off street parking and side access.

Location

Hamilton Road is on the doorstep of all the amenities in Summertown with an excellent range of shopping with supermarkets, artisan bakers and coffees shops and restaurants together with Ferry sports centre. The Nuffield Health and Racquets club is also closeby on Woodstock Road. Summertown is also well known for its excellent range of state and independent schools including Cherwell, The Dragon, Summer Fields, Oxford High School and St Edward's. From the Banbury road there are frequent bus services to the city centre.

Property information

Guide Price: £1,300,000

Council Tax Band: G

Viewings

By appointment through sole selling agent Knight Frank.







Approximate Gross Internal Floor Area
 Ground floor area = 74 sq m / 796 sq ft
 First floor area = 52 sq m / 568 sq ft
 Second floor area = 25 sq m / 266 sq ft
 Outbuilding area = 18 sq m / 194 sq ft
 Total Area = 169 sq m / 1,824 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.



Knight Frank Oxford
 274 Banbury Road
 Summertown
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
 01865 264862
oliver.saxton@knightfrank.com

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated January 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



