



St. Andrews Lane, Headington





An elegant and well-presented period house with light and spacious rooms and a large walled garden in the Conservation Area of Old Headington.

This fine stone property has been known as Unity House since the 19th century. The house enjoys excellent accommodation over two floors with high ceilings and has been considerably improved by the current owners.

The front door opens into the hall, and there is a large dual-aspect reception room with an open fireplace, wooden floors and French doors to the garden. Within the hall is a utility room, a cloakroom, and steps down lead to the kitchen/dining room. The dining room has French doors to the garden, and the kitchen is well-fitted with a good range of hand-painted wooden units. A door from the kitchen opens into the garden.

On the first floor is a large landing with a family bathroom and three bedrooms. The main bedroom has lovely views, an en suite bathroom with a separate shower, and a dressing room or study. The two other bedrooms are both double rooms and are light and airy. There is scope to extend, subject to the necessary planning consent.

The garden is very attractive, and it is mainly laid to lawn with a large raised flower bed. There are climbing roses and wisteria adorning the side and rear of the house. There is a garage at the side of the house that has access to the lane as well as from the garden.





Location

Old Headington is one of Oxford's best-kept secrets and is very well-placed for a number of excellent amenities, many of which are close by. St. Andrews Lane occupies a lovely position with fine views of the church from the house. Within Headington is a Waitrose supermarket with a number of restaurants, coffee shops and bars. In addition, the Oxford Tube coach stop on London Road has services to London Victoria, Heathrow and Gatwick airports. 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.

Details

Bedrooms - 3

Bathrooms - 2

Reception rooms - 2

EPC - D

Tenure - Freehold

Local authority - Oxford City Council

Council tax band - G

Price - £1,399,500





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.

Approximate Gross Internal Area
 Ground Floor = 85.9 sq m / 925 sq ft
 First Floor = 84.0 sq m / 904 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 183.3 sq m / 1,973 sq ft



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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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