

P Mon - Fri
10 am - 4 pm
Permit holders **SM**
only

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Portland Road, Oxford





A very well-presented house on this desirable Summertown side road.

The house has excellent family accommodation over three floors with an emphasis on space and light.



Guide price: £1,600,000

Local authority: Oxford City Council

Council tax band: G





The Property

The property was comprehensively refurbished in 2016/2017, during which all the windows were replaced. The ground floor comprises a large, bright, well-planned open-plan kitchen/breakfast room with underfloor heating and sliding doors to the garden. There is also a separate utility room and a downstairs cloakroom with a shower. To the front is a double reception room with wooden shutters, a parquet floor and wood burning stove. The first floor has four bedrooms, with the front bedroom enjoying an en suite shower room and wooden shutters. There is a large and light family bathroom. The two rear bedrooms have mezzanine areas creating extra sleeping platforms/play areas. The second floor provides a superb loft room with a Juliet balcony, an en suite bathroom, a separate shower room, and a dressing area with fitted wardrobes. There is also eaves storage. The rear garden is mainly laid to lawn with a paved terrace and garden shed. At the side of the house and accessed from the utility room and sitting room is a courtyard area. The side gate has a digital code lock. To the front of the house, there is off street parking for one vehicle.





Location

The house is on the north side of Portland Road, one of Summertown's most popular side roads. It is within walking distance of all the amenities in Summertown with an excellent range of shopping with an M and S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants and Daunt's bookshop together with Ferry sports centre. The Nuffield Health and Racquets Club is on Woodstock Road. Oxford is known throughout the world for its beautiful and historical architecture, Universities and hospitals. The city is also well known for its excellent range of state and independent schools, including Cherwell, the Swan School, the Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School. From Banbury Road, there are frequent bus services to the city centre. The city has excellent communications with access to the M40, connecting to London and Birmingham, and the A34 linking to Newbury and the M4. A fast rail service from Oxford main line to London Paddington takes approximately 52 minutes; from Oxford Parkway, there are services to London Marylebone from 52 minutes. From the coach station at Gloucester Green, there are regular services to London Victoria, Heathrow and Gatwick airports.



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
192.6 sq m / 2074 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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