



Rowland Close

Wolvercote, Oxford

Wonderful home enjoying spectacular south facing views across Port Meadow.



Summary of accommodation

Main House

Ground floor: Hallway | Study | Sitting/dining room | Kitchen | WC | Carport

First floor: Sitting room with balcony | Bedroom with en suite shower room

Second floor: Two further bedrooms | Family bathroom

Outside

Parking | Patio



Situation

Times and distances are approximate.



The house is located on a quiet no through road in the centre of this vibrant village. Wolvercote is split into two distinct parts, Upper and Lower, with the property in Lower Wolvercote. Within walking distance there are a wide range of amenities with two pubs; the community White Hart and Jacob's Inn, local shop, children's playground and both the Oxford Canal and River Thames. A short walk takes you to The Trout pub in a beautiful position on the river.



In Upper Wolvercote there is the Primary School, Church of St Peter and the Red Lion pub. There is a direct bus service from the centre of Wolvercote to Oxford city centre where there are an enormous variety of restaurants, shops, the Westgate Shopping Centre and museums.



The house is very well located for the A34 and M40 as well as Oxford Parkway with services to London Marylebone.



The House

The property which has been extended and modernised to a high standard by the current owners and occupies a truly exceptional setting backing onto Port Meadow with stunning southerly views from the kitchen/living room, first floor sitting room and principal bedroom. Port Meadow is an open area of common grazing land of circa 400 acres and designated as a Site of Special Scientific Interest (SSSI). Port Meadow is a magnet for migrating birds and almost every regularly occurring British species of wader and freshwater wildfowl has been recorded, along with many gulls, terns, and song birds. It is also regularly grazed by cattle and horses.

The property has three bedrooms, two bathrooms, is semi-detached, and arranged over three floors. There is off street parking to the front and a garden to the rear.



Property Information

Tenure: Freehold.

Local Authority: Oxford City Council

Council Tax: Band E

EPC Rating: C

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

Approximate Gross Internal Floor Area

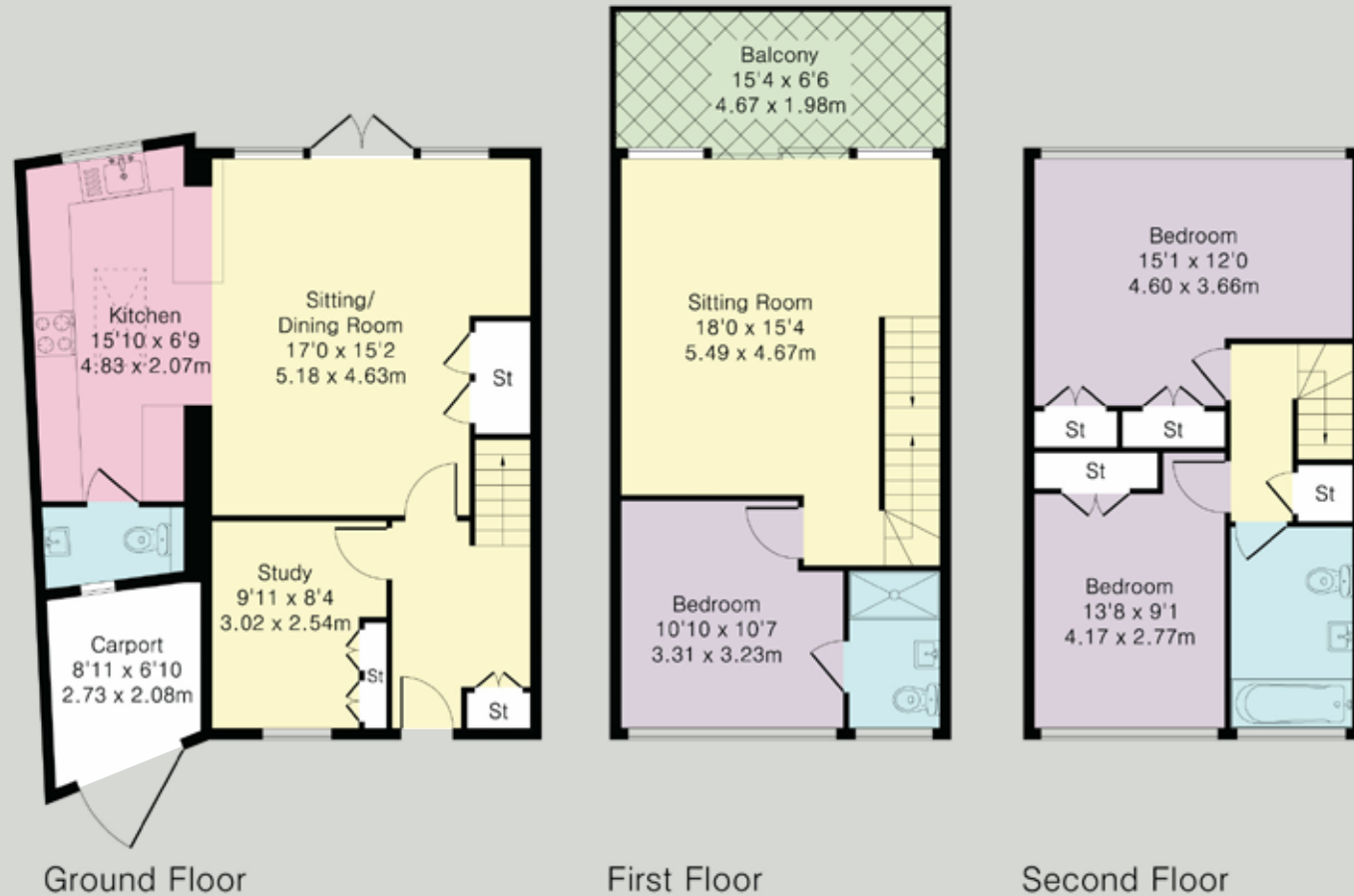
Ground Floor Area: 54 sq.m / 581 sq.ft

First Floor Area: 38 sq.m / 413 sq.ft

Second Floor Area: 38 sq.m / 413 sq.ft

Total Area: 130 sq.m / 1,407 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.



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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 and videos dated September 2024.

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