



Woodstock Road, Oxford



A stylish and well-presented house with a separate garden office in this convenient location.

This very stylish house has been renovated to a high standard by the current owners in 2016 and offers superb living space.



Guide price: £2,250,000

Tenure: Available freehold

Local authority: Oxford City Council

Council tax band: G





The Property

This very stylish house has been renovated to a high standard by the current owners in 2016 and offers superb living space with a separate home office and a private garden. The front door opens into a generous hall with the sitting room to one side. This room enjoys good natural light with large glazed double doors to the garden, a wood burner and stripped wooden floors. The large kitchen/breakfast room occupies the whole of one side of the house and is well equipped with extensive units, a central island and display shelves to one side. It enjoys views over the garden, with a large picture window at one end and doors to the garden. From the kitchen, a door leads through to the utility room with a large shower room, and beyond that is an office/bedroom with sliding doors to the garden.

The first floor has the main bedroom with fitted wardrobes arranged around a window seat, and it enjoys good light, being a twin aspect. It also has an ensuite shower room. There are three more good-sized bedrooms and a large family bath/shower room. There is also access to a large loft, which could possibly be converted to provide further space, subject to planning.

The house was comprehensively renovated, including installing underfloor heating in the kitchen, utility room and office, rewiring and replumbing, new windows throughout and the side extension. In addition, the utility room has its front door enabling the extension to be used as a separate annexe if required.

To the front of the house is parking for several cars and an electric charging point. The garden is laid to lawn with hedging and mature trees, ensuring a high degree of privacy. The garden to the rear is mainly laid to lawn and flanked by well-stocked herbaceous borders and a number of mature trees. There is a 160-square-foot home office with power, light and internet.







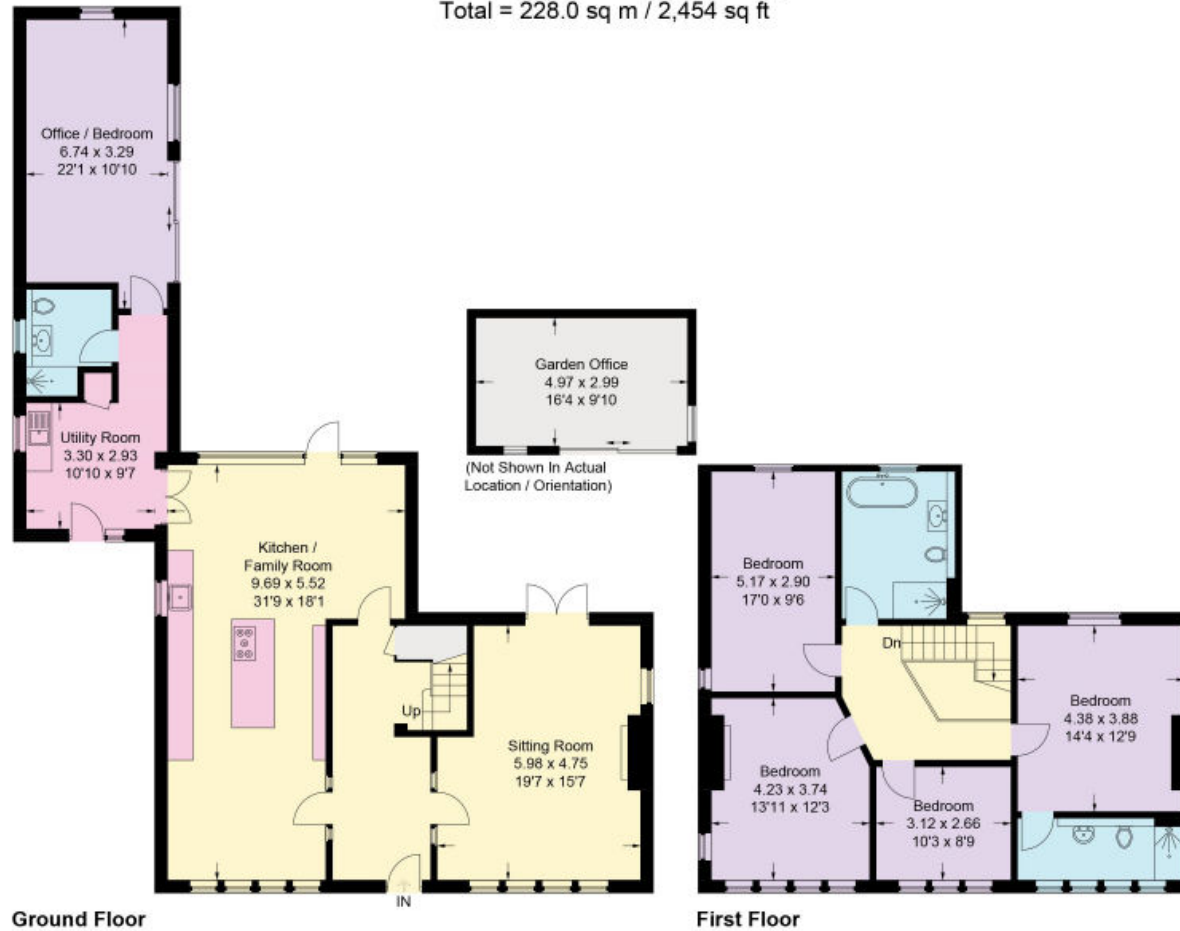
The Location

The house is within close proximity of Summertown and a wide range of excellent schools nearby, including Dragon Pre-Prep, St. Edward's, Summer Fields, The Swan School and Cherwell College amongst others. Oxford Parkway station is less than two miles away and has rail services to London Marylebone.

Summertown has an excellent range of shops, including an M and S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants, Daunts bookshop, and several dentists and doctor's surgeries. There is also the Ferry Sports Centre and The Nuffield Health and Racquets Club on Woodstock Road. There are frequent bus services on Woodstock Road to the city centre.



Approximate Gross Internal Area
 Ground Floor = 126.9 sq m / 1,366 sq ft
 First Floor = 86.3 sq m / 929 sq ft
 Garden Office = 14.8 sq m / 159 sq ft
 Total = 228.0 sq m / 2,454 sq ft



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