



Knight  
Frank

Banbury Road, Oxford

 Knight  
Frank



## Modernised home in a convenient location close to Summertown.

This home is close to all the excellent shopping and recreational facilities in Summertown.



**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** F



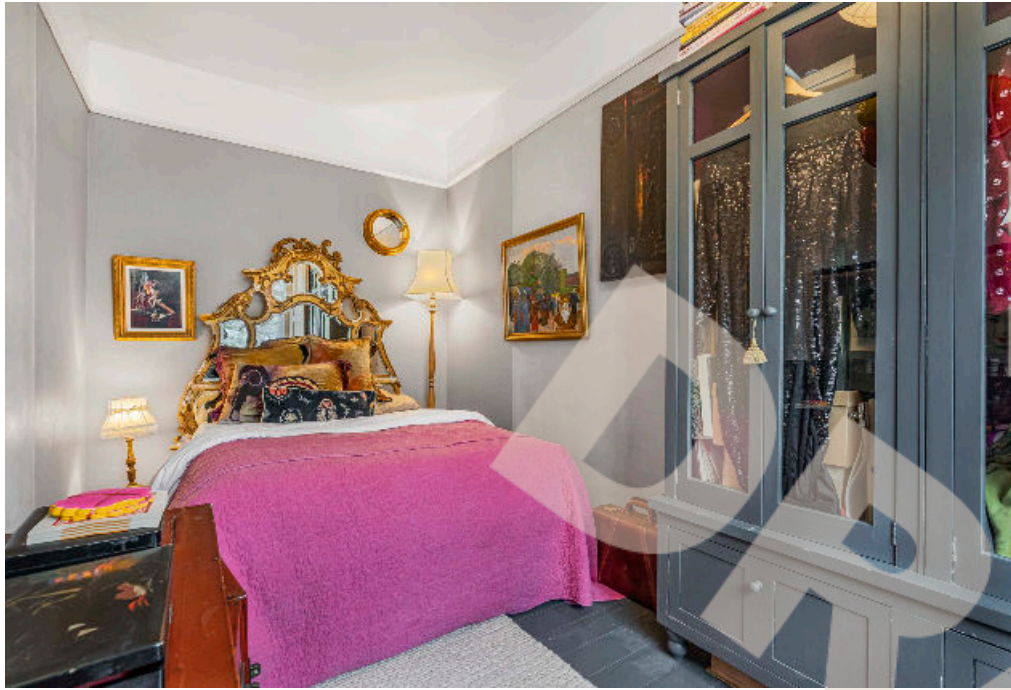


## The Property

Wonderful family home with an exceptional open plan kitchen / dining room with underfloor heating and wood burner ideal for entertaining and family life. With stylish interiors throughout this home is arranged over two floors and has potential to extended into the loft (subject to the necessary consents). Comprising to the ground floor a bay fronted sitting room, open plan kitchen/breakfast/dining room, w/c and a utility room. On the first floor are four bedrooms and a family bathroom. The landscaped garden to the rear has a garage/workshop offering space to work from home and rear access, this rear access road is currently rented from the council. To the front of the property is off street parking.



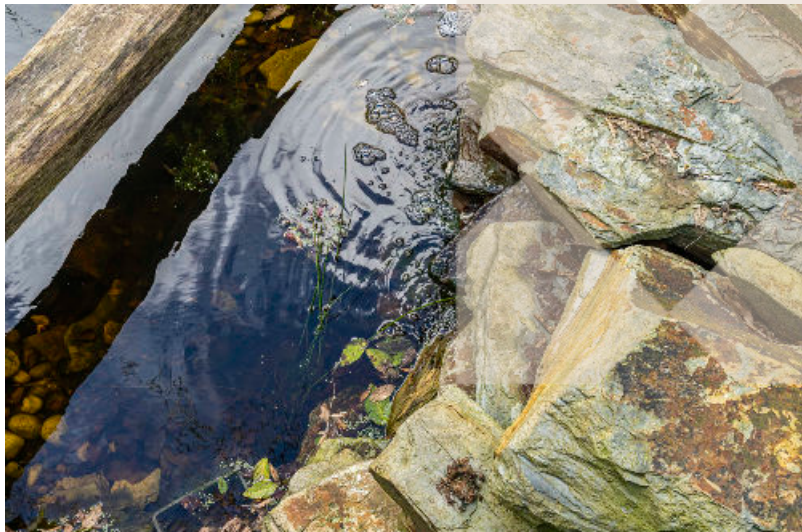




## Location

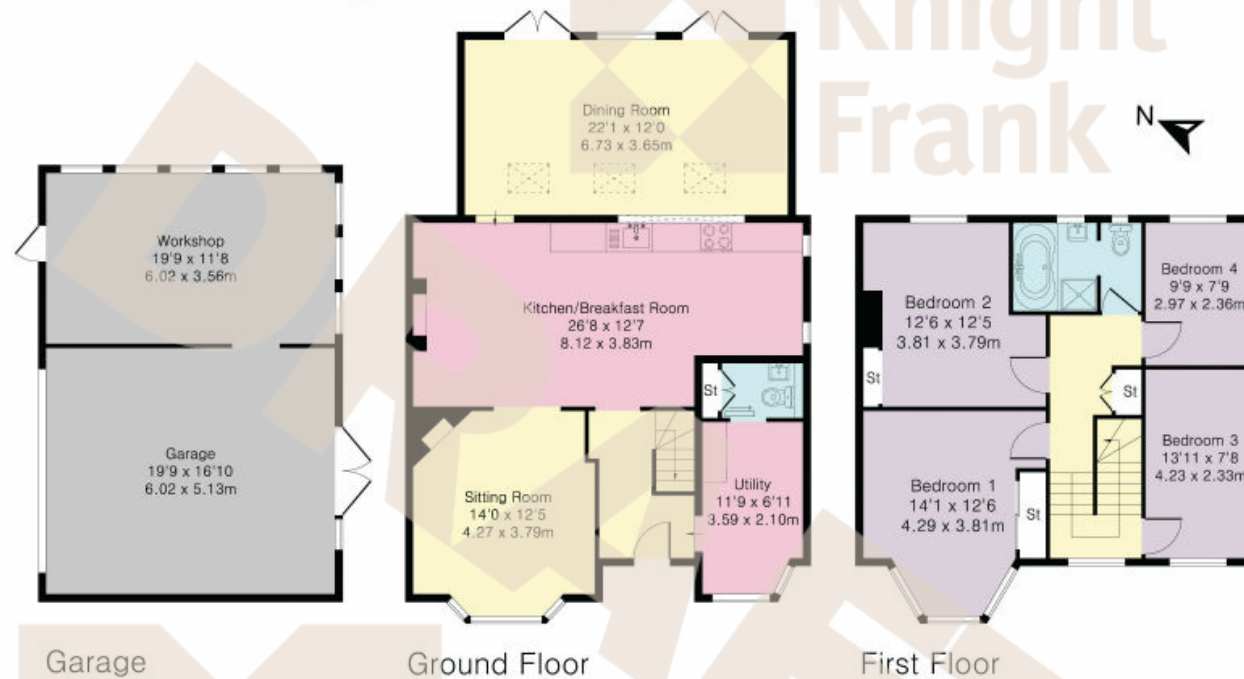
This home is close to all the excellent shopping and recreational facilities in Summertown. Summertown offers an array of shops, restaurants, artisan bakers and coffee shops as well as an M&S Food Hall and other supermarkets. In addition, there are two gyms, doctors and dentists surgeries. Cutteslowe Park which is close by is proud to fly its Green Flag Award. The Green Flag is the standard for parks and green spaces in England and Wales, awarded by Keep Britain Tidy. It is a means of recognising and rewarding the best green spaces in the country.

The city is very well served with an excellent choice of schools, both state and independent for all ages, including The Dragon and its Preparatory School, Oxford High School, St Edward's, Summer Fields, Wychwood School for Girls, the Swan, Cherwell School and Headington School amongst others.



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.

Ground Floor Area 903 sq ft – 84 sq m  
First Floor Area 597 sq ft – 56 sq m  
Total House Area 1500 sq ft – 140 sq m  
Garage And Workshop Area 560 sq ft – 52 sq m



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I would be delighted to tell you more

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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.

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 February 2024. Photographs and videos dated February 2024.

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