



# Park Town

Oxford





## An exceptional opportunity to acquire a Grade II Listed Villa in this prime residential location.

City centre 2.3 miles, Oxford station 1.4 miles, Oxford parkway station 2.8 miles  
(All distances are approximate).



### Summary of accommodation

#### House

Lower Ground floor: Utility | Two bathrooms | Reception rooms

Ground floor: Entrance hall | Reception room | Kitchen | Dining room | Drawing room | Conservatory | WC

First floor: Four bedrooms | Bathroom | WC


Second floor: Three bedrooms | Kitchen | Bathroom | WC


#### Garden


Graveled drive | Walled rear garden


## Situation


Times and distances are approximate

 Park Town lies in the heart of the North Oxford Victorian Conservation Area to the east of Banbury Road. It is well positioned for Oxford's excellent range of schools, with the Dragon and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School, Cherwell, the Swan and Wychwood all within easy reach. Several University departments are nearby, and bus services are on Banbury Road to the city centre, Summertown and Oxford Parkway.

 There is good access to all the day-to-day shopping facilities of Summertown, including an M&S Food Hall, other supermarkets, cafes, artisan bakers and restaurants.

 The Nuffield Health and Racquets Club is on Woodstock Road and the Ferry Sports Centre in Summertown. Slightly further afield are the more comprehensive amenities of Oxford city centre.

 The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London.

 The Oxford main station has regular services directly to London Paddington (approximately 52 minutes), and Oxford Parkway station has services to London Marylebone (about 62 minutes).



## The Property

This unique house is located on the south side of the road and was previously known as Clevedon House. It offers over 5000 square feet of living space spread over five floors, a south facing garden, and off-street parking for several cars. It retains many original period features with several elegant rooms with considerable period detail, open fireplaces, cornicing, large sash windows ( some with shutters ), and high ceilings. The lower ground floor has consisted of two separate flats with their own external access at the front and from within the house.

The ground floor has the reception hall, two large, well-lit, interconnecting reception rooms at the rear overlooking the garden and a conservatory. In addition, there is another reception room and the kitchen at the front. A graceful staircase leads from the hall to the first floor, with a large landing, four double bedrooms, a bathroom, and a WC. The second floor has three rooms: a kitchen, a bathroom, and a cloakroom. Access from the second floor is via a pull-down hatch to the 'Turret' room, an octagonal room with stunning rooftop views.

The house was previously the home of Sarah Acland from 1901 to 1930. She was a pioneer in the advancement of colour photography, having been introduced to it by Lewis Carroll. Her achievements are recognised with a Blue Plaque on the front of the house. Park Town was designed by the architect Samuel Lispcomb Seckham on land previously owned by the Duke of Marlborough, and work began in 1853. It comprises from the west to east large detached Villas with two facing crescents separated by a communal garden for use of the residents, semi-detached Villas and a smaller terrace of houses. It is ideally located for some excellent schools, the nearest being the Dragon.





## FLOORPLANS

Approximate Gross Internal Floor Area

Lower Ground Floor: 114.4 sq m / 1,231 sq ft

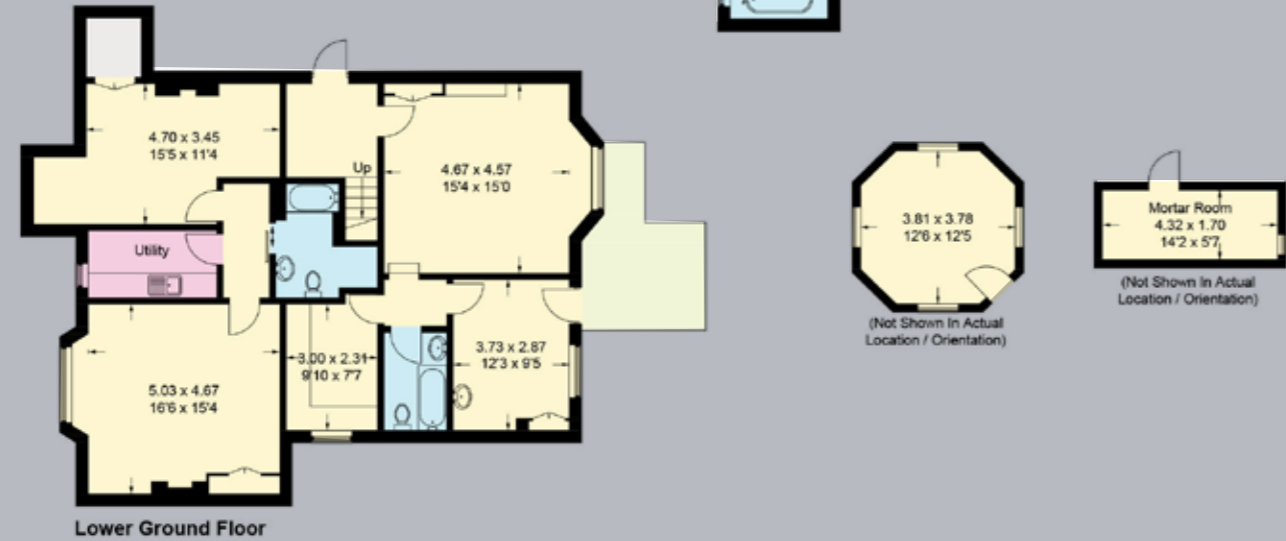
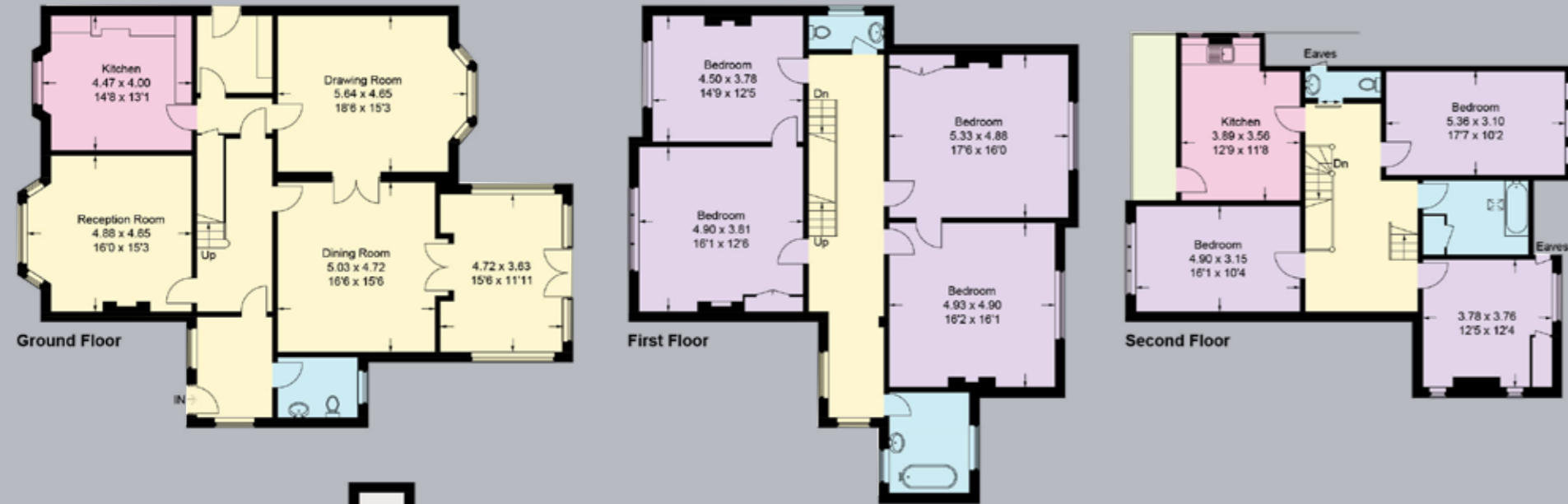
Ground Floor: 142.5 sq m / 1,534 sq ft

First Floor: 128 sq m / 1,378 sq ft

Second Floor: 93.8 sq m / 1,010 sq ft

Outbuilding: 20.1 sq m / 216 sq ft

Total: 498.8 sq m / 5,369 sq ft



## PROPERTY INFORMATION

### Gardens and Grounds

At the front, the house is well set back from the road with high hedges at the side and front and a gravel drive with a 'monkey puzzle tree' to the centre. The walled rear garden faces south and is laid to lawn with herbaceous borders and a large wisteria by the conservatory.

### Property Information

**Tenure:**  
Freehold.

**Local Authority:**  
Oxford City Council

**Council Tax:**  
Band G

**EPC:**  
E

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

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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