



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.







BEDROOMS AND BATHROOMS

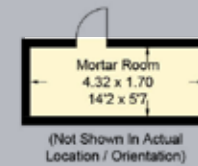
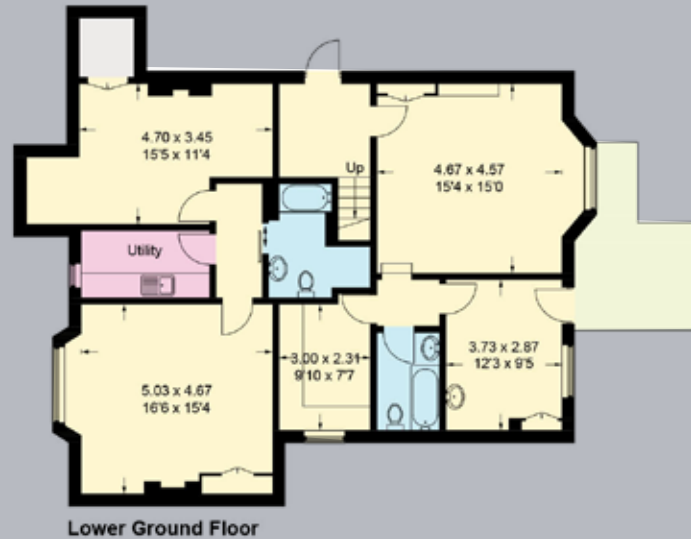
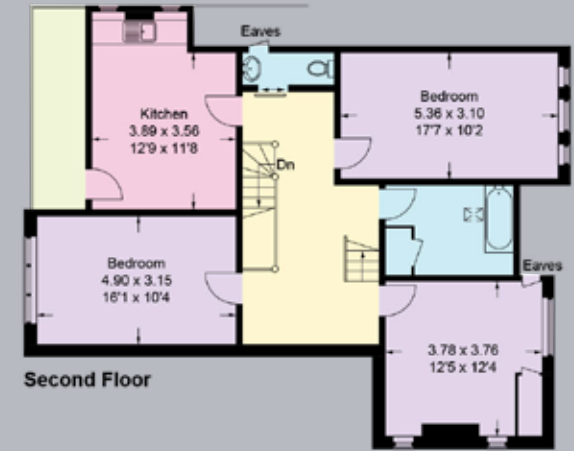
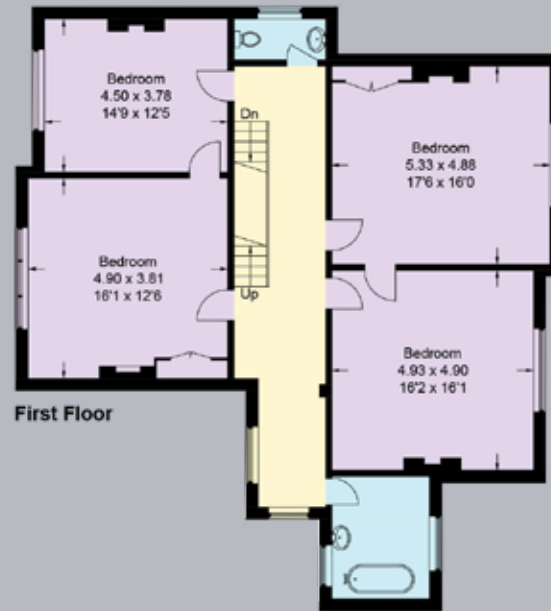
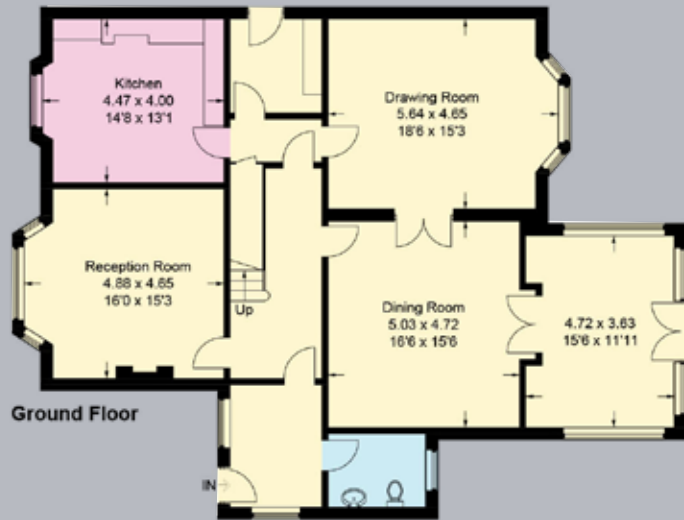




FLOORPLANS

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



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.



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.





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Country Department
55 Baker Street
London
W1U 8AN

William Kirkland
01865 264865
william.kirkland@knightfrank.com

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

knightfrank.co.uk

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>.

Reference: MPCIR100240. Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.