



CHARLBURY ROAD

Oxford



IMPRESSIVE DETACHED HOME BUILT BY CHARLES CHURCH

On one of Oxford's most sought after side roads.

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Local Authority: Oxford City Council

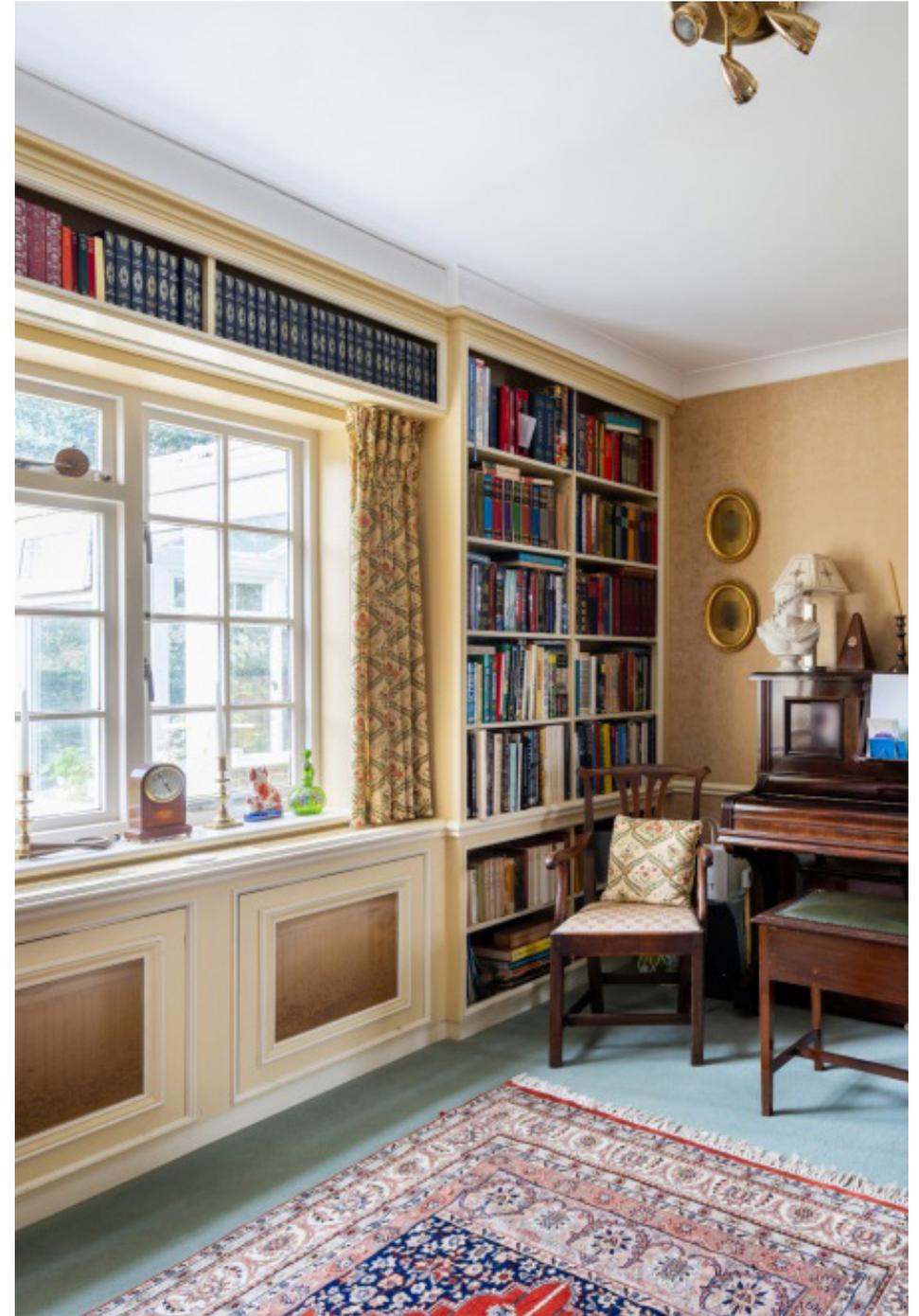
Council Tax band: G

Tenure: Freehold



THE PROPERTY

Impressive detached home built by Charles Church offering substantial and beautifully proportioned accommodation, positioned on one of North Oxford's most sought after residential side roads. A spectacular open-plan kitchen/dining space forms the heart of the home. The superb triple aspect reception room with feature fireplace provides an elegant entertaining space, complemented by a separate study and an additional sitting room. The sitting room flows seamlessly into a double glazed conservatory, enjoying delightful views across the rear garden. The kitchen/dining room is particularly impressive, benefitting from dual aspects and an abundance of natural light from a striking ceiling lantern. A central island anchors the space, making it perfectly suited to both everyday family life and entertaining. A separate utility/laundry room completes the ground floor.





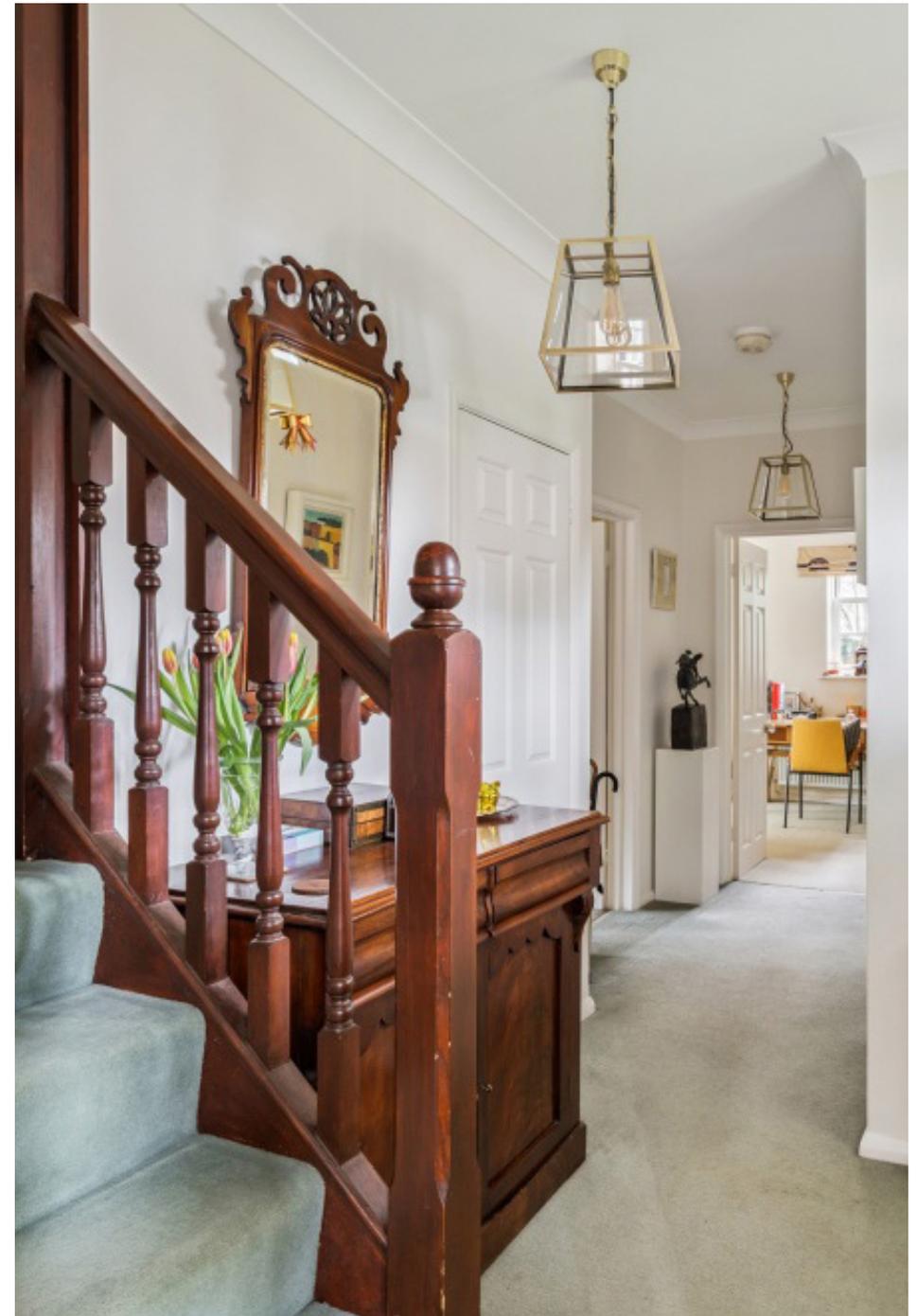




MORE ABOUT THE PROPERTY

On the first floor, the principal bedroom suite extends across the full depth of the house and includes a dressing area and en suite bathroom. Three further double bedrooms and a family bathroom are also arranged on this level. From the landing, stairs rise to the second floor where a versatile studio space provides a bedroom area, kitchenette, and study space. This flexible accommodation is ideal for an au pair, nanny or teenager, or could be reconfigured to create additional bedrooms if required.

Outside, the property benefits from an attached garage and generous driveway parking. Gated side access leads to a mature and private rear garden, predominantly laid to lawn and complemented by a curved patio terrace and attractive water feature.







LOCATION

Charlbury Road is a prime residential road in the heart of the North Oxford Victorian Conservation Area. It is well positioned for Oxford's excellent range of schools with the Dragon, Wychwood and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School, and Summer Fields within easy reach. It is close to University Parks for lovely walks along the river.

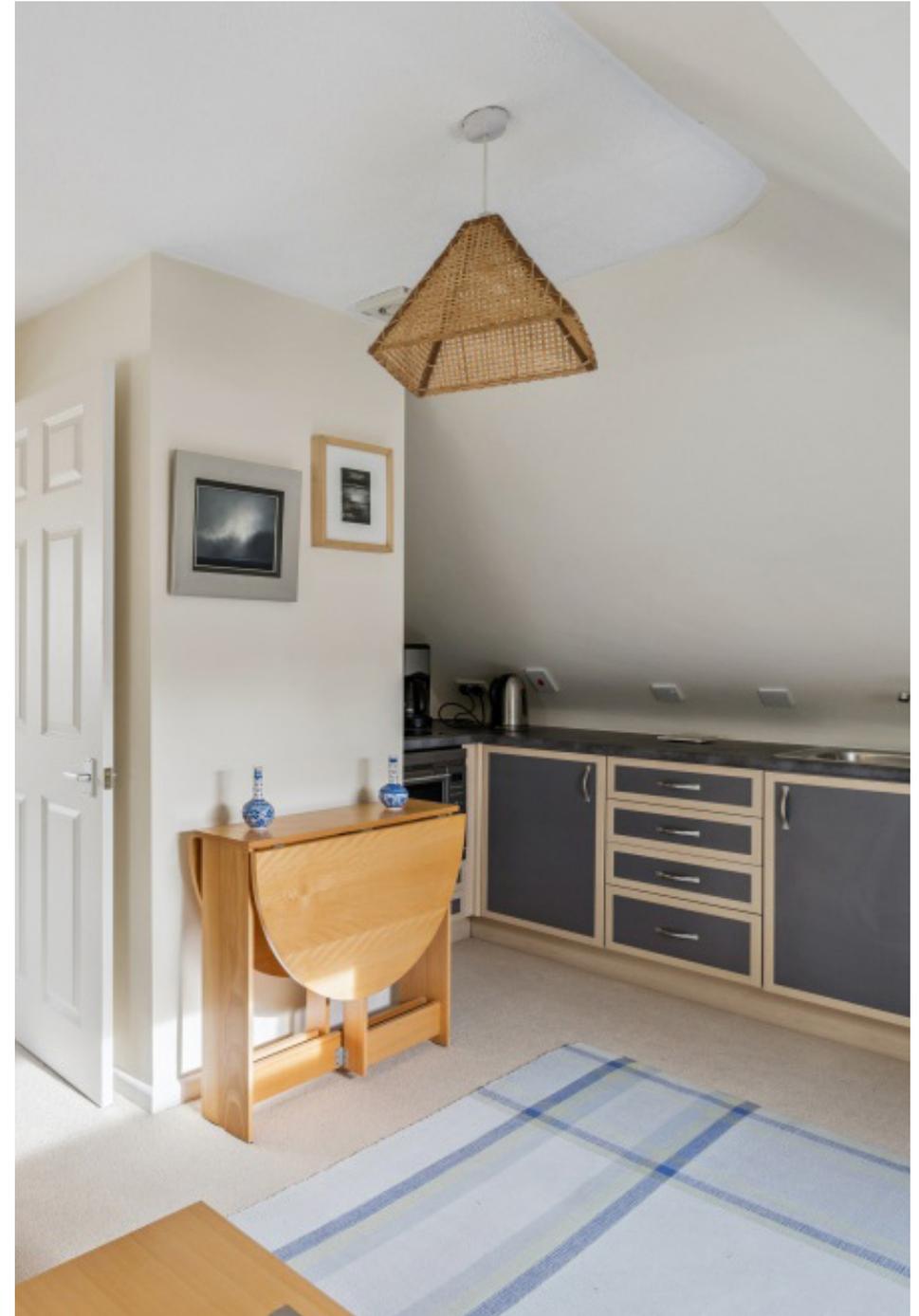
There is good access to Summertown's day-to-day shopping facilities, including Marks & Spencer Food Hall, two other supermarkets, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club. There are also dentist and doctor surgeries. There is a farmers market every two weeks in North Parade and in Jericho, there are two small supermarkets, a number of individual shops, the Phoenix Picturehouse cinema and a number of bars and restaurants.





DISTANCES

The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington (approximately 53 minutes), and Oxford Parkway station has services to London Marylebone (approximately 62 minutes).

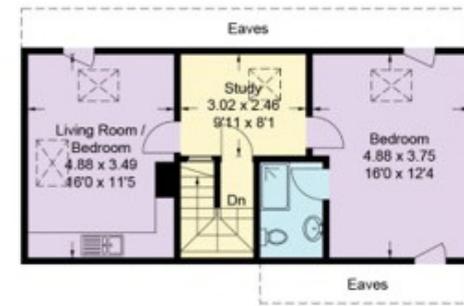
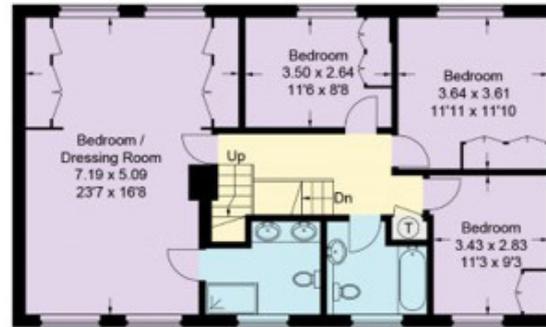
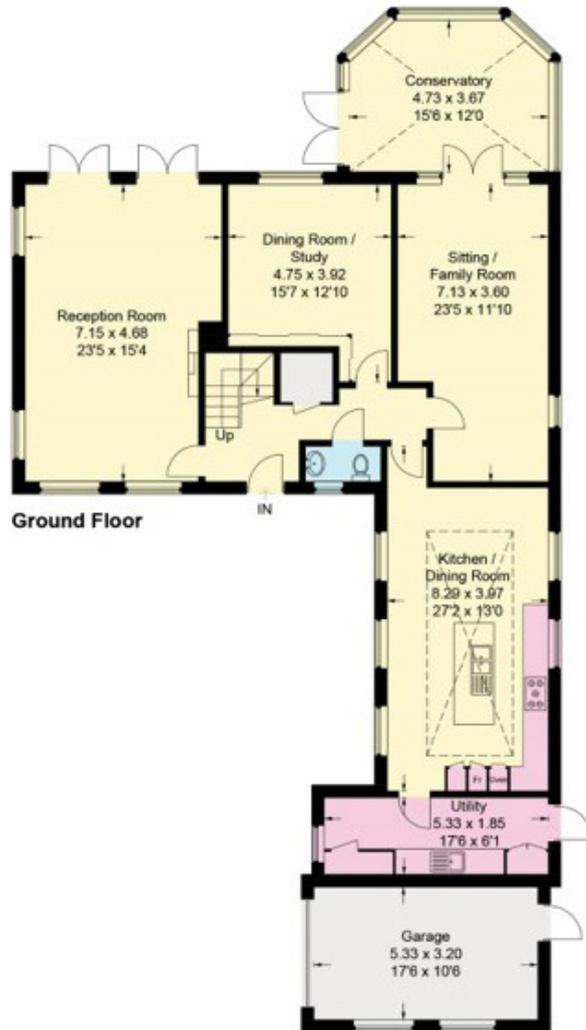






39 Charlbury Road

Approximate Gross Internal Area
 Ground Floor = 147.2 sq m / 1,584 sq ft
 First Floor = 89.4 sq m / 962 sq ft
 Second Floor = 51.7 sq m / 556 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 305.5 sq m / 3,287 sq ft
 (Excluding Eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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