



Park Town, Oxford

A Grade II Listed house in the Conservation area close to excellent schools.

Description

The house lies to the rear of Park Town and comprises an attractive terraced house over four floors. The lower ground floor comprises an open-plan kitchen/breakfast/family room with extensive units, a blue Aga, and, at the rear, a utility room. There is also a WC and access to the garden from the utility room and the family room. The ground floor has a double reception room that can be separated by double doors. Both rooms have open fireplaces and enjoy excellent natural light. The first floor has two good-sized bedrooms with a shower room, and the top floor has two bedrooms with a separate bathroom. The walled garden is laid to the lawn and accessed from both the lower and raised ground floors. A paved terrace at the rear of the house has a large fig tree. At the bottom of the garden is a paved area with a brick summerhouse. There is rear access to the garden from Dragon Lane.

Location

Park Town lies in the heart of the North Oxford Victorian Conservation Area to the east of Banbury Road. It is very 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. There is good access to all the day-to-day shopping facilities of Summertown, including an M and S Food Hall, other supermarkets, cafes, artisan bakers and restaurants. The Nuffield Health and Racquets Club is on Woodstock Road, and there is also 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 55 minutes).





Property information

Local authority: Oxford City Council

Tenure: Freehold

EPC: D

Council Tax Band: G

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Total Area = 196 sq m / 2,110 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.



Knight Frank Oxford
274 Banbury Road
Summertown
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
William Kirkland
01865 264865
william.kirkland@knightfrank.com

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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