



Bainton Road, Oxford





101 Bainton Road

An elegant and superbly presented house in a private position close to Summertown and an excellent range of schools.



Guide price: £3,750,000

Tenure: Available freehold

Local authority: Oxford City Council

Council tax band: G



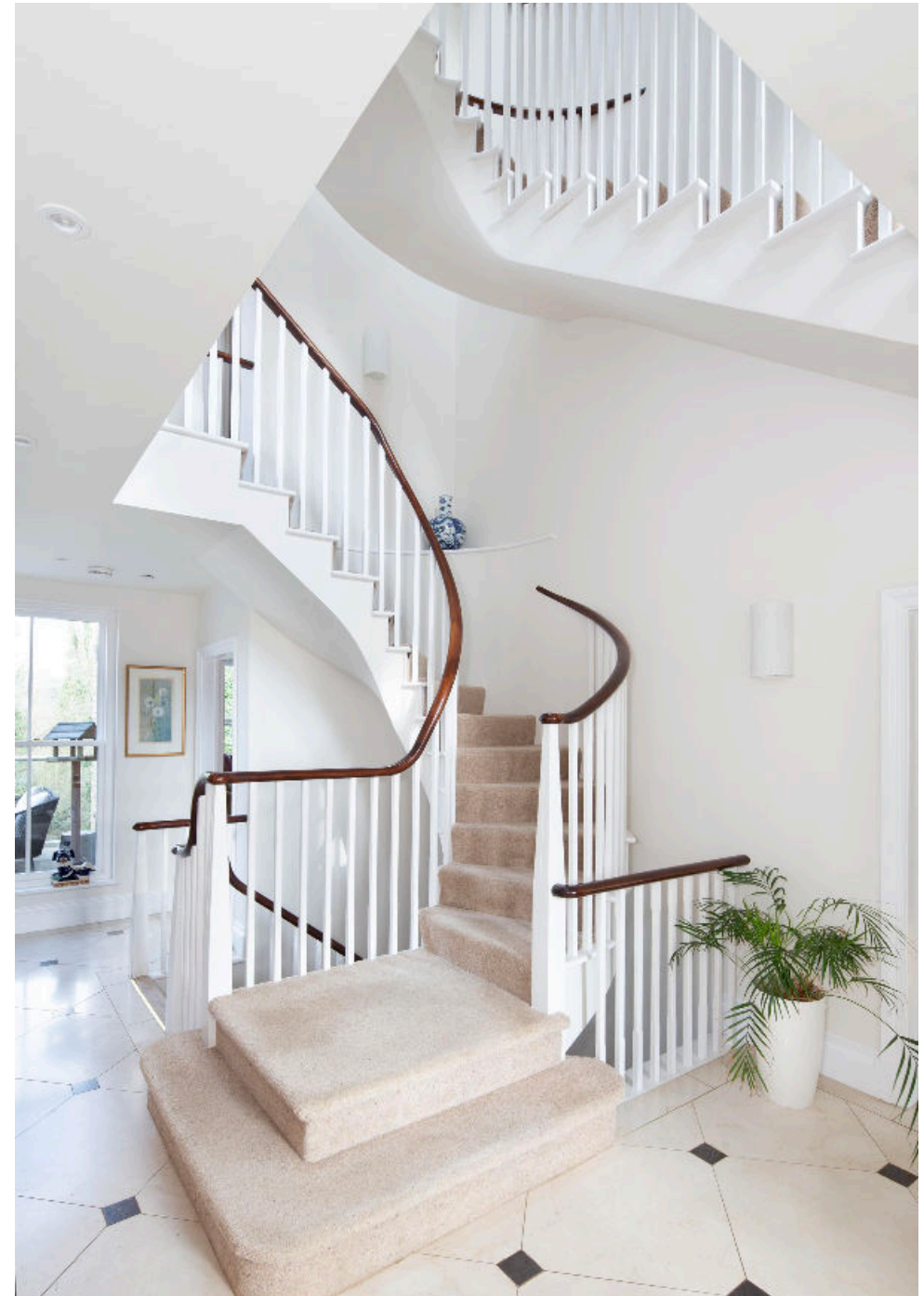




The house occupies a most attractive position with St. John's College Sports Grounds to the front and at the rear onto the Waterways lake. It enjoys a high degree of privacy, set back from the road behind a brick wall with electric gates. It faces south, with the main rooms all enjoying good natural light and was built in 2010 in the Victorian style with reclaimed Oxford Yellow bricks. Internally, there is accommodation over four floors finished to a high standard with underfloor heating, double-glazed windows sash windows and a Sonos sound system on the ground floor.

The front door opens into a light reception hall with an atrium and an elegant staircase. There is also a WC. The kitchen breakfast room is lovely and light with a Poggenpohl kitchen, which has extensive units with Siemens and Miele appliances. The kitchen has a central island unit which overlooks the lake via French doors onto a large deck, ideal for dining and entertaining. Off the kitchen is a utility room with a door to the outside. The two reception rooms have oak floors and are linked using sliding pocket doors, enabling them to be separated or opened up for entertaining. The sitting room at the rear has fitted bookshelves, a wood-burning stove and French doors onto the outside deck. The room to the front is used as a dining room with an open fireplace, it could also be a music room or similar. The first floor has the main bedroom with ensuite dressing room and bathroom at the rear with views over the lake, and there are three further bedrooms with fitted wardrobes and a large family bathroom. Bedroom 3 has a ladder to a large loft space. The second floor comprises a large bedroom with ensuite bathroom. The lower ground floor comprises a large open plan room with the rear and part of the side wall being completely glazed with sliding doors to the rear garden. This room offers real flexibility with separate access and could be used for a variety of purposes. There is also a WC and a separate store room.

The garden to the front is laid to lawn, flanked by well-stocked herbaceous borders behind oak sleepers and an illuminated brick path to the front door. There is parking for several vehicles, and access to the road is via the side gate and electric gate. At the rear, the garden leads down to the lake with a decked terrace. There is access at both sides of the house, and there are steps down to the garden.





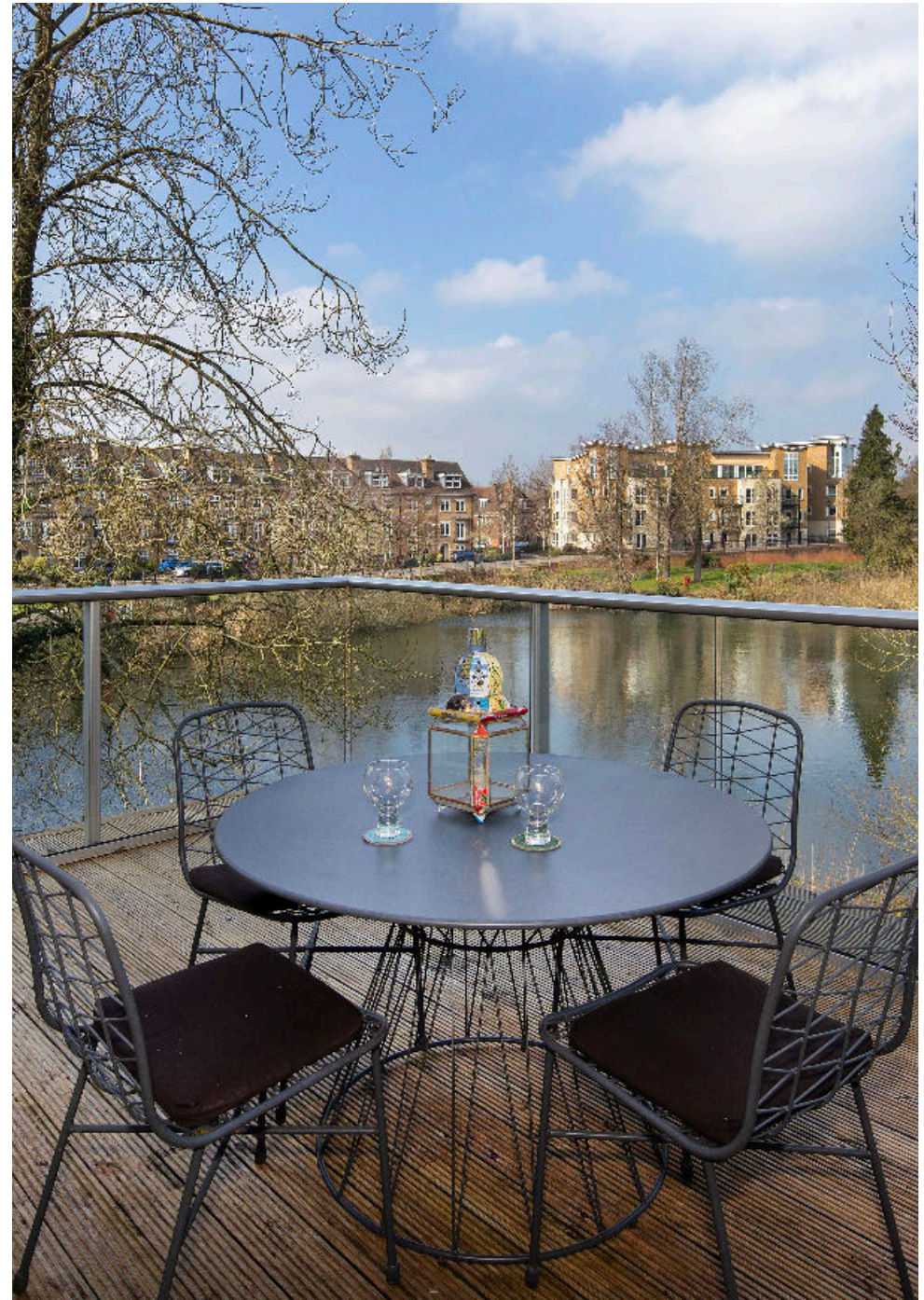




Bainton Road is well placed for all the amenities in north Oxford, with the local centre of Summertown nearby offering a wide range of shops and supermarkets, including an M&S Food Hall, artisan bakers and coffee shops, dentists and doctors surgeries. In addition, there is the Ferry Sports Centre and the Nuffield Health and Racquets Club on Woodstock Road. Port Meadow is nearby, providing delightful walks along the river and meadow to Wolvercote, the Perch and Trout pubs.

North Oxford has many state and independent schools, including Cherwell College, the Swan School, Summer Fields, The Dragon, Oxford High School, St Edward's and Wychwood School for Girls.

There are excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service to London Paddington in 55 minutes, and from Oxford Parkway, there are services to London Marylebone in 66 minutes. From the coach station in Gloucester Green, there are services to London Victoria, Heathrow and Gatwick airports.

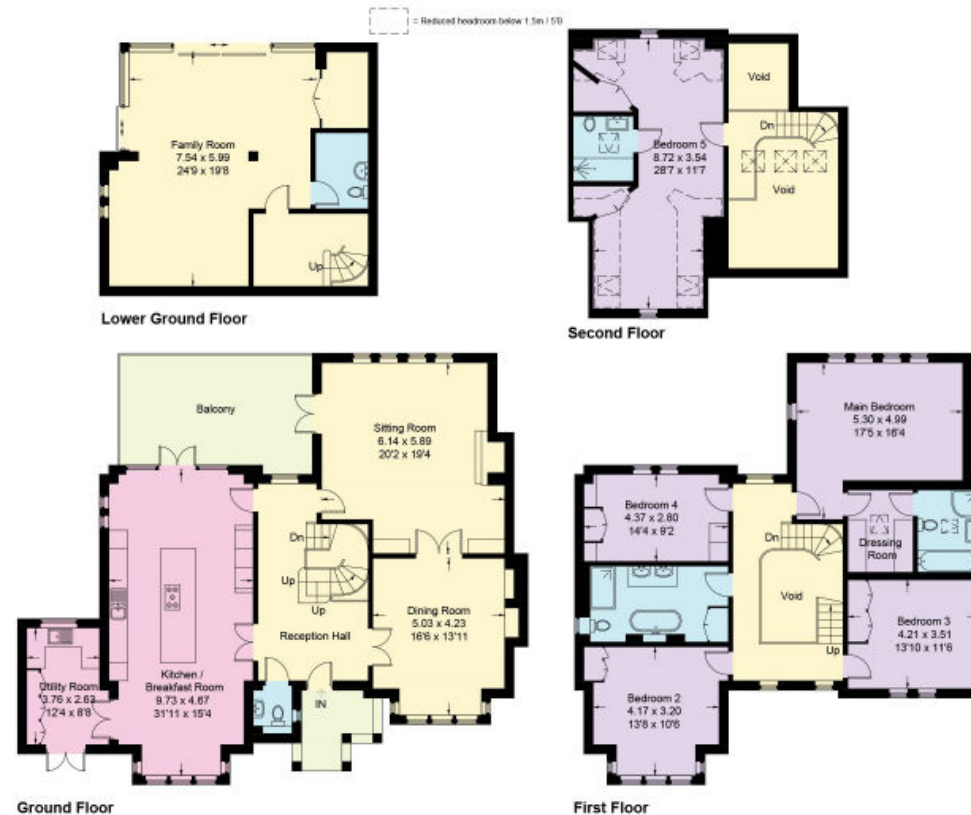








Approximate Gross Internal Area
Lower Ground Floor = 61.4 sq m / 661 sq ft
Ground Floor = 132.9 sq m / 1,430 sq ft
First Floor = 109.5 sq m / 1,179 sq ft (Excluding Void)
Second Floor = 45.3 sq m / 488 sq ft (Excluding Void)
Total = 349.1 sq m / 3,758 sq ft



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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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Particulars dated March 2024. Photographs and videos dated March 2024.

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