

A large, white, two-story house with a red-tiled roof and a large glass extension on the right side. The house is surrounded by lush greenery and a well-maintained lawn. The sky is blue with some clouds.

**Sandfield Road  
Headington  
Oxford**



## Location

Sandfield Road is well located off London Road and within walking distance of all the amenities of Headington including Waitrose, Tesco and Sainsburys supermarkets, banks, restaurants and a selection of artisan coffee shops and delicatessens. The road is characterised by mostly detached houses with large gardens and no.43 lies just off the road at the end of no through road. The house is also in close proximity to South Park, Oxford Brookes University Departments, the John Radcliffe, Manor, Churchill and Nuffield Hospitals. Oxford offers an extensive range of schools, both state and private for all ages including Rye St. Anthony, Magdalen College School, Headington, Dragon, Lynams, Summer Fields, Cherwell and Wychwood.

The Oxford Tube coach service runs to London Victoria, Heathrow and Gatwick airports with pick up point on London Road.





**A substantial house of almost 4,000 sq ft with contemporary additions in this sought after road.**







## The Property

This is a large family house over two floors enjoying private views over its south-east facing gardens. It is presented in very good order throughout having been refurbished over the last 10 years by the existing and previous owners. Of particular note is the kitchen/ breakfast area which has full height sash windows allowing one to walk straight out onto the terrace and garden. Both the kitchen and terrace have limestone floor tiles allowing both areas to blend seamlessly. There is a suspended glazed walkway above the breakfast room connecting the master bedroom to the rest of the house. This bedroom and the garage/office space below are a later extension. The laundry room could revert to a family bathroom.

The gardens lie principally to the side and rear of the house and divided into two distinct areas. The main area lies to the rear and is laid to lawn and flanked by pleached hornbeam trees and within the garden there is a mature beech and red maple tree. There is a garden shed, part of which is converted to a wine cellar, a thermostatically controlled water tap and uplighters. There are further storage sheds and a greenhouse.

The side garden is laid out as a vegetable and fruit growing area with raised beds, mixed borders and beech hedges. To the front of the house is parking for five cars.





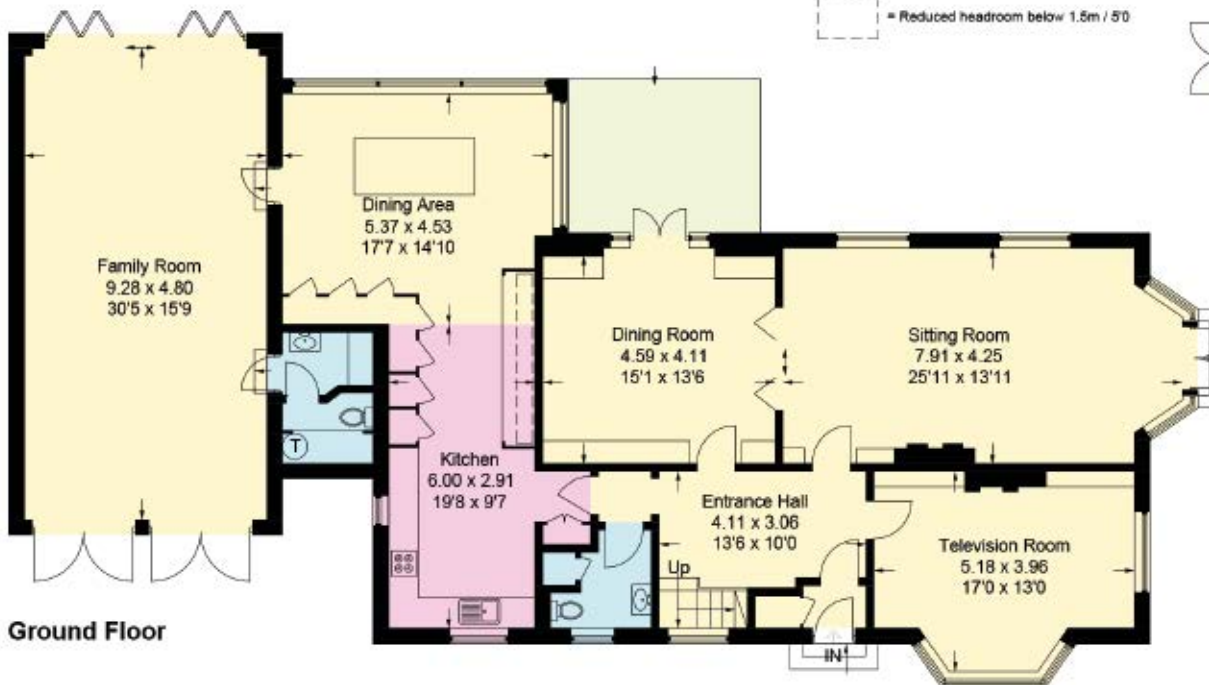
## Directions

From our office in Summertown proceed south, turning left into Marston Ferry Road, proceed straight on at the roundabouts onto Cherwell Drive and Headley Way. Turn left into Woodlands Road and second left into Sandfield Road. Turn right onto a private lane (which is about half way up the road) and the house is at the end of the lane on the right.

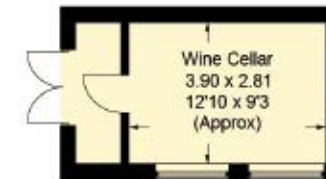
## Services

Mains electricity, gas and water.

Approximate Gross Internal Area = 362.1 sq m / 3,898 sq ft  
 Wine Cellar = 14 sq m / 150 sq ft  
 Total = 376.1 sq m / 4,048 sq ft



☐ = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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 Particulars.



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**I would be delighted to tell you more.**

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