



18 Blandford Avenue

Oxford





A stylishly presented detached house with south-facing garden and parking in this favoured north Oxford location.

City centre 2.7 miles oxford park way station 1.5 miles oxford station 3 miles
(all distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Kitchen/dining room | Ground floor bedroom | Utility room | WC

First floor: Three bedrooms | Family bathroom

Second floor: Bedroom with balcony | Shower room | Loft space

Garden and Grounds

Summer house with garden office and WC

Situation

Times and distances are approximate.

Blandford Avenue is a popular side road in north Oxford with good access to the city centre, Summertown, and Oxford Parkway rail station.



Summertown has an excellent range of shopping, with an M and S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants, Daunts bookshop, and Ferry sports centre. The Nuffield Health and Racquets Club is on Woodstock Road.



Oxford is known worldwide for its beautiful and historical architecture, Universities and hospitals. The city is also well known for its excellent range of state and independent schools, including Cherwell, the Swan School, the Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School



The city has 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 from Oxford main line to London Paddington, taking approximately 52 minutes; from Oxford Parkway, there are services to London Marylebone from 57 minutes. On Banbury and Woodstock Roads, there are frequent bus services to the city centre.



The Property

The current owners have completely renovated the house, providing exceptional living space filled with light.

The heart of the house is the stunning kitchen /breakfast room, finished in a vintage industrial style with polished concrete floors, underfloor heating, and exposed brick walls providing warm natural colours. This room overlooks the deck and garden and has full-height sliding doors and a Stuv raised wood burner. The hand-built kitchen units have brushed aluminium surfaces, with the large island having a polished concrete surface, and there is a Mercury range. Off the kitchen is the utility room with underfloor heating and a door to the outside.

There is a study / fifth bedroom adjacent to the kitchen with an ensuite shower room and double doors to the garden. The main reception is to the front with an open fireplace, wooden floors and bay window. There is also a WC in the hall.

The first floor has a large landing area, and there are three bedrooms: two large doubles, one with fitted wardrobes and a bathroom with twin basins, a bath and a walk-in shower. The top floor has a bedroom with an en suite shower room and a lovely covered balcony from which to sit and enjoy the views.





FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 133 sq m / 1,432 sq ft

First Floor: 78.9 sq m / 849 sq ft

Second Floor: 42.4 sq m / 456 sq ft

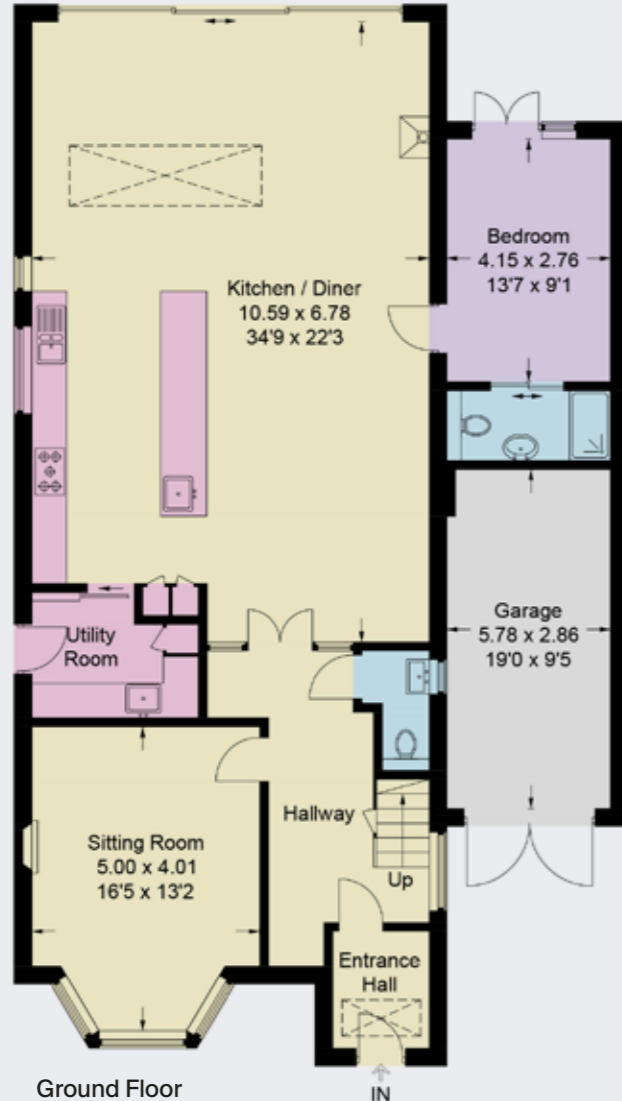
Garage & Summer House: 43.9 sq m / 472 sq ft

Total Area: 298.2 sq m / 3,209 sq ft

(Excluding Void & Including Loft Space)

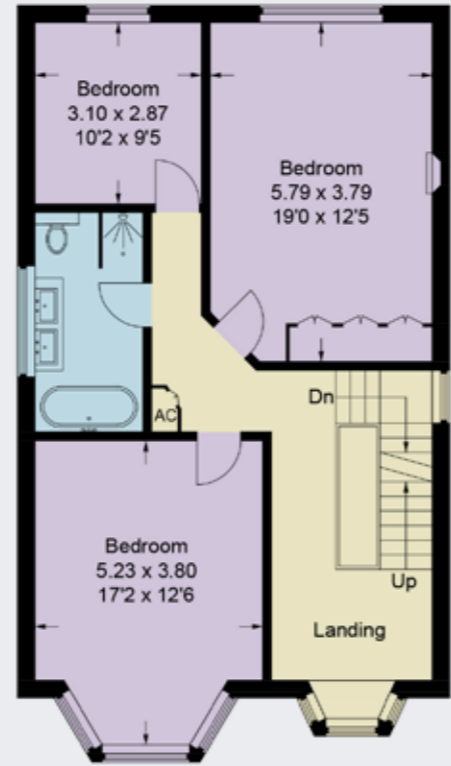


Summer House

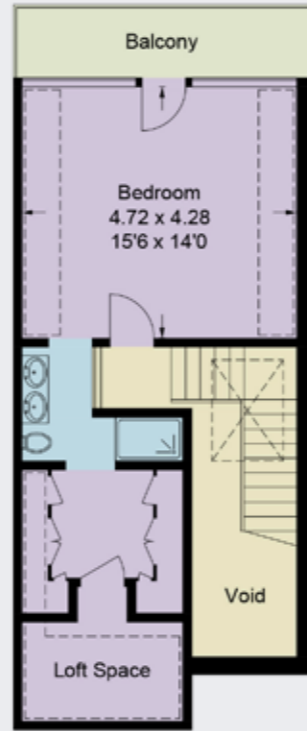


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



PROPERTY INFORMATION

Outside

To the front of the house is parking for 2/3 cars and a single garage. At the rear there is a large private deck with inset flower beds and steps down to the lawn. The garden is mostly laid to lawn flanked by herbaceous borders, and a number of trees including silver birch and apple.

There is a cleverly designed summer house with a large deck to the front. It is clad in treated larch and with the front facade angled to maximise afternoon sun. It is fully insulated and is prepared for year-round use with underfloor heating. Under the deck there is a 1600 litre rainwater harvest tank.

Property Information

Tenure:
Freehold.

Local Authority
Oxford City Council

Council Tax Band:
G

EPC:
C

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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.



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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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