

2 Blandford Avenue

Oxford





A substantial detached house located in a prime residential road in north Oxford.

**2 Blandford Avenue,
Oxford OX2 8DY**

Mileages

Oxford Parkway Station (London/Marylebone 1 hr) – 1.4 miles; Oxford Station (London/Paddington 1 hr) – 3 miles; Heathrow Airport – 48 miles; Birmingham Airport – 62 miles
(All distances and times are approximate)

Accommodation

5 Bedrooms, kitchen breakfast room, drawing room, dining room, study, sitting room, en suite, family bathroom, cloakroom

Outside

Parking, garaging, garden outbuilding and gardens

Description

This handsome detached family house was originally built during the 1930's and has since been substantially and thoughtfully extended. It now offers exceptionally generous accommodation over two floors with excellent lateral living space. There is a very extensive roof void offering scope for a loft conversion to extend the property further if required (subject to obtaining all necessary permissions).

It is noted that the majority of the principal living rooms together with the bedrooms, enjoy a light southerly aspect to the large secluded south facing rear garden benefiting from enlarged windows on the ground floor. The master bedroom leads on to a large attractive balcony overlooking the gardens.

Situation

Oxford, 'The City of Dreaming Spires' is world renowned for its university and architectural beauty and has been home to royalty and scholars for over 800 years. The property is superbly located for a wide range of schools; there is easy access to the City centre, theatres, museums, cinemas, shops and restaurants. There are frequent buses to the City centre and to Oxford mainline railway station with regular trains to London/ Paddington. The house is within approximately 1.4 miles of the new Oxford Parkway Station with trains from London/ Marylebone.



Gardens and Grounds

The property is approached via a long and wide private driveway providing ample parking. To the right flanking the drive is a traditional lawn, front garden with flowers and shrubs. There is a gated sideway leading through to the extensive south facing rear garden which is predominantly laid to lawn with a good variety of mature shrubs, trees and flower beds. Immediately to the rear of the house is a sheltered terrace. At the end of the garden is an outbuilding with power.

Local Authority

Oxford City Council – 01865 249811

Services

Mains electricity, water, drainage, gas fired central heating.

Directions

From our offices in Summertown proceed in a northerly direction towards the A40 ring road and at the Cutteslowe roundabout take the first exit towards Cheltenham and Witney. Turn immediately left into Blandford Avenue and proceed towards the Woodstock Road, the property can be found on the left hand side at the far end of the road.



The Prime and Country House team would be delighted to show you around this property.

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Approximate gross internal area. Main house = 2,751 sq ft / 255.6 sq m, Loft = 1,179 sq ft / 109.5 sq m, Garage = 147 sq ft / 13.7 sq m, Total = 4,077 sq ft / 378.8 sq m (excluding shed)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

