

2 FARNDON ROAD

CENTRAL NORTH OXFORD



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*A handsome period house on the south side of this
prime side road in Central North Oxford*

Hall • Sitting room • Drawing room • Study • Kitchen/Dining room • Garden room • Five bedrooms
Three cloakrooms • Bathroom • Shower room

Garden • Off street parking and bicycle store

Oxford Mainline station (trains to London Paddington 55 minutes)

Oxford Parkway (trains to London Marylebone 60 minutes)

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.





Situation

Farndon Road lies in the heart of the North Oxford Victorian Conservation Area, just off Woodstock Road and close to all the amenities of Jericho with restaurants, two public houses and Phoenix Picturehouse Cinema. Port Meadow is close by with lovely river and canal side walks to the Perch and Trout pubs and to Wolvercote. The house is in the catchment area for SS Philip and James Primary School as well as being close to The Dragon, Oxford High School, St Edward's, Lynams, Wychwood School for Girls and Cherwell School.

There are excellent communications with access to the M40, connecting to London and Birmingham, the A34 linking to Newbury and the M4. There is a fast rail service to London Paddington taking approximately 55 minutes and from Oxford Parkway there are services to London Marylebone in approximately 60 minutes. From the coach station in Gloucester Green there are regular services to London Victoria, Heathrow and Gatwick airports.

Oxford's sporting and leisure amenities include the Nuffield Health Oxfordshire Health and Racquet club, a selection of Golf clubs, several Tennis and Rowing clubs and many walks.

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This is a handsome bay fronted family house on the south side of the road with excellent accommodation over four floors. All the rooms are well proportioned and enjoy excellent natural light

afforded by large sash windows, particularly to the lower ground and ground floor. There is considerable period detail with picture rails and open fireplaces. The lower ground floor has been extended to provide a superb kitchen/dining/garden room with under floor heating and with French doors to the terrace and garden. There is also a study to the front, together with cloakroom, understairs cupboards and door to outside. The ground floor has a cloakroom and two large reception rooms, both with oak flooring and fireplaces, one with a Barbas wood burner. The first and second floor have a total of five bedrooms, bathroom with shower, shower room and cloakroom. There is also a useful boarded loft space.

Garden

The south facing garden is approached either at the side of the house or from the garden room and drawing room. It has a central rectangular lawn flanked by gravel paths on all sides. The garden is walled with well stocked flower and shrub borders and a number of trees including Mulberry, Walnut and Holly. There are also espaliered lime trees to both sides and at the rear of the garden and screened by an evergreen hedge are two large garden sheds and raised flower beds. At the side of the house is a log store and door through to the rear garden.

To the front there is a large gravelled parking area for several vehicles, a bicycle store and further store.





Services

Mains electricity, water, drainage and gas are connected to the property.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Oxford City Council. Tel: 01865 249 811

Directions (OX2 6RS)

From the city centre proceed north on Woodstock Road and turn left into Farndon Road and the house is on the left.



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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	79