

2 BLENHEIM DRIVE

NORTH OXFORD



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***A very comfortable family house in
delightful gardens and grounds with
planning permission for an additional
dwelling***

Reception hall • Sitting room • Drawing room
Three studies • Kitchen/breakfast room • Utility room
Cloakroom

Master bedroom and ensuite bathroom
Three further bedrooms • Shower room
Delightful gardens • Garage • Off street parking and drive

A34 1.3 miles • Oxford city centre 2.5 miles
Oxford mainline station (services to London Paddington in
55 minutes) 2.5 miles Oxford Parkway Station (services to
Marylebone in 52 minutes) 1.4 miles

(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.





2 Blenheim Drive

An attractive detached house built by Hinkins and Frewin occupying a delightful position off Blenheim Drive. The house sits centrally in its mature garden of 0.45 of an acre with the principal reception room and bedrooms overlooking the garden. It is presented in very good order throughout having been renovated by the present owners and today provides comfortable family housing enjoying excellent natural light and well proportioned rooms throughout.

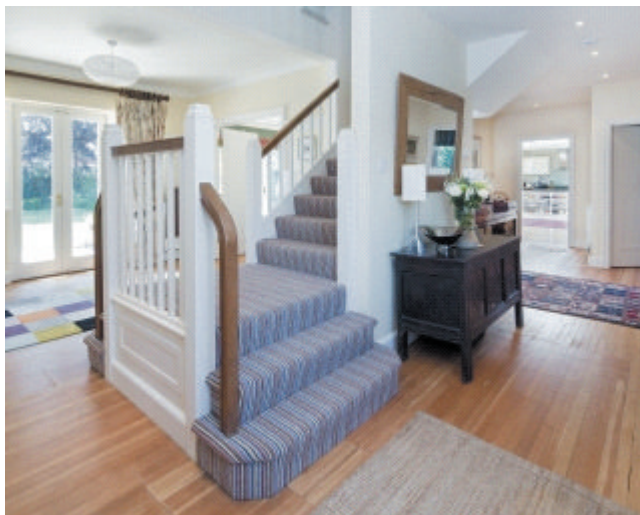
The ground floor opens into a large reception hall with central staircase with the two main reception rooms either side. The drawing room provides a lovely light room with central fireplace and bay window overlooking the garden.

The sitting room is a more intimate room with French doors out to the terrace and garden. The kitchen/breakfast room is the centre piece of the house enjoying wonderful natural light provided by a large lantern light has an extensive range of units with granite worktops and good quality appliances.

There are three studies, a cloakroom, boot room and utility room and the garage is also accessed from the boot room.

To the first floor there is a wonderful master bedroom with ensuite bathroom together with three further bedrooms and shower room.

The house is approached from the road by a short drive to a parking area in front of the garage and there is parking for several vehicles. The garden has been very well planned with a variety of well stocked borders and a number of mature trees. Off the main reception room is a paved terrace for which to enjoy views over the garden.



Situation

The City of Oxford is known throughout the world for its beautiful and historical architecture, Universities and Hospitals. The city is also well known for its excellent schools including The Dragon, Summerfields, Lynams, Oxford High School, St Edward's, St Philip and St James' primary school, Wychwood School for Girls and Cherwell School.

Directions

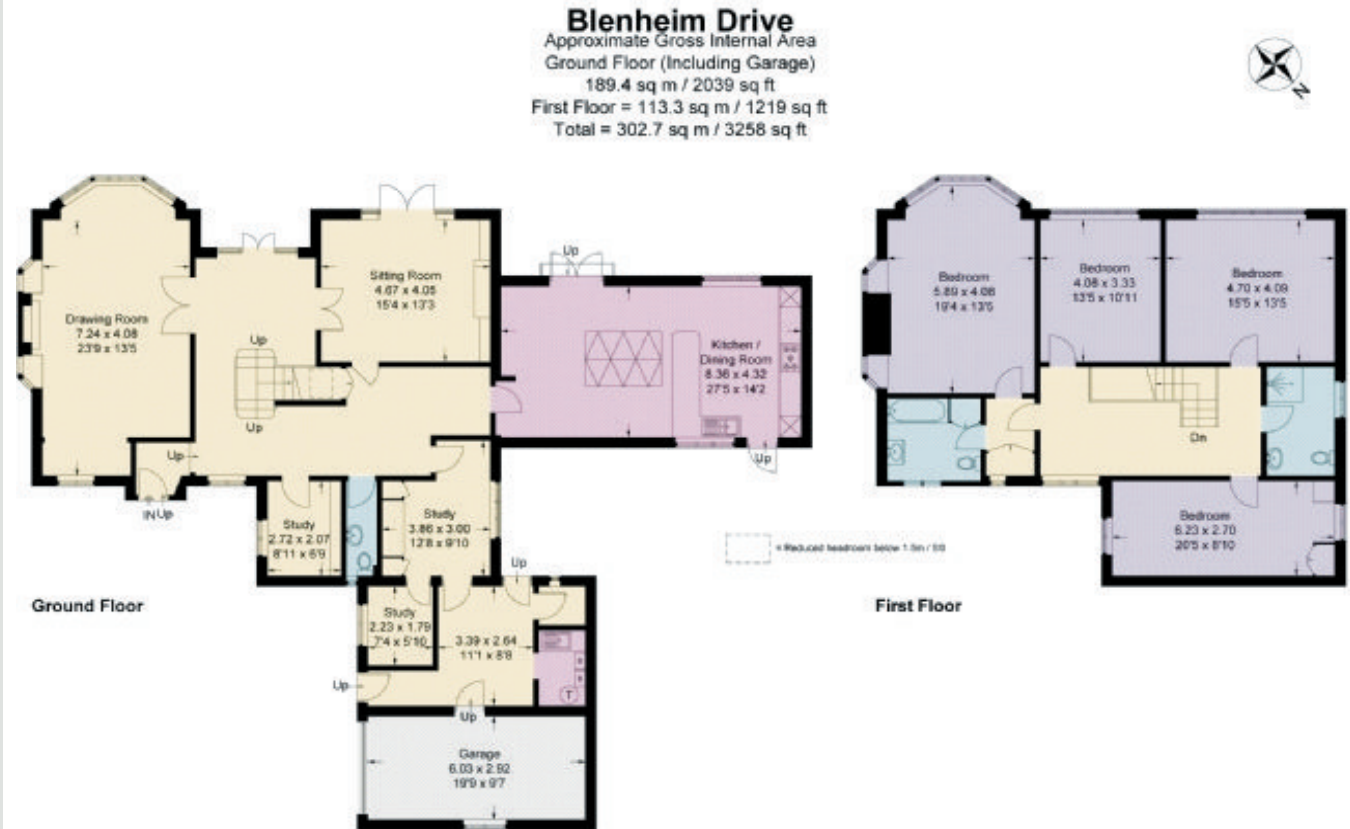
From our office on Banbury Road cross over into South Parade, turn right onto Woodstock Road and turn left into Blenheim Drive and the house is on the right.

Services

Mains water, electricity and drainage. Gas fired central heating.

Fixtures and fittings

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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Approved plans for a three bedroom dwelling.

Planning permission Ref. 18/00243/FUL was granted on 27 March 2018 for an erection of a three bed detached two storey house. The information and plans of the proposed property together with boundary plan showing the division between the existing property and the new property, new drive and layout are available from Knight Frank.

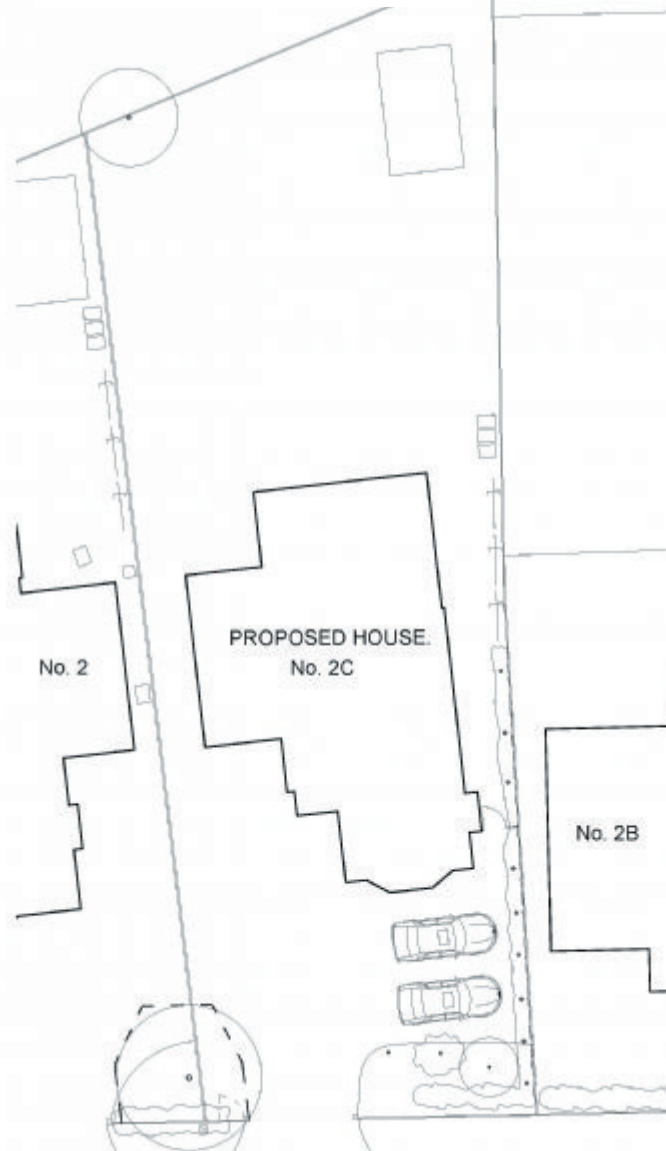
Top right: Existing dwelling and driveway where proposed dwelling will replace the single storey garage.

Bottom right: Front elevation of proposed new dwelling.

To see the full planning application visit <https://bit.ly/2rWtqmS>



Situation of proposed dwelling.



Floor plan of proposed dwelling.



2C BLENHEIM DRIVE
PROPOSED NEW HOUSE FLOOR PLANS



01865 790077
Knight Frank Oxford
Summertown
 oxford@knightfrank.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
70-74	A		
69-70	B		
68-69	C		
65-68	D	64	72
62-65	E		
55-62	F		
45-55	G		
Not energy efficient - higher running costs			



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