

20 BRADMORE ROAD

CENTRAL NORTH OXFORD







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An outstanding family house in this prime residential road in Central North Oxford

Reception hall • Kitchen/Breakfast room • Drawing room
Sitting room • Study • Playroom

Master bedroom (en-suite and dressing room) • 5 further bedrooms
2 bathrooms • Laundry room • Sauna • Cloakroom • Lift

Self-contained flat: Bedroom, bathroom and kitchen/dining room

Garage • Gardens • Parking

Oxford City Centre 1.1 miles • A34 3.7 miles

M40 (Junction 8) 10 miles or (Junction 9) 8 miles

Bicester Village 12 miles • Oxford Airport 6 miles

Oxford (Mainline station) 1.5 miles (trains to Paddington 55 minutes)

Oxford Parkway Station 2.8 miles (trains to London Marylebone 66 minutes from 2016)

(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.



Oxford

The City of Oxford is known throughout the world for its beautiful and historical architecture and the impressive University Parks. The city is also well known for its excellent schools including The Dragon and its Preparatory School, Oxford High School, St Edwards, St Phillip and St James Primary School, Wychwood School for Girls and Cherwell School.

Oxford sporting and leisure amenities include the local Virgin Active Health and Racquets Club, a selection of golf clubs, several tennis and rowing clubs and many walks along the banks of the canal, River Thames and Port Meadow. The City boasts excellent communications with access to the M40 connecting to London and Birmingham and the A34 linking to Newbury and the M4. Oxford station is within walking distance and there is a fast rail service to London Paddington taking approximately 55 minutes.

20 Bradmore Road

Situated in one of the most sought after side roads in central north Oxford, the property is a substantial detached house, built in 1873 and designed by Galpin and Shirley, who are responsible for a number of other houses in the road. It has been refurbished to a very high standard throughout and offers superb accommodation over four floors. The ground floor comprises an impressive reception hall with stairs rising to the first floor and steps out to the rear garden. From the hall, double doors open into the kitchen/dining room with high ceilings and views to the rear of the garden.









There is a study to the front and drawing room to the side. There are two staircases which serve the house and the main stairs lead to the first floor. The first floor has a split landing with superb master bedroom suite with bathroom and dressing area. The lift opens directly into this room. In addition there are two further bedrooms and a laundry room which could be an ensuite to the front bedroom. The top floor has three bedrooms, dressing room, kitchen and shower room.

Presently, the lower ground floor provides a self-contained flat, there are two principle rooms being the sitting room and playroom which are connecting. There is a sauna, shower room, stairs and lift. There is also a door to the outside which leads to the front of the house and from the playroom there are also French doors to the garden. The boiler and store room is accessed externally.

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.

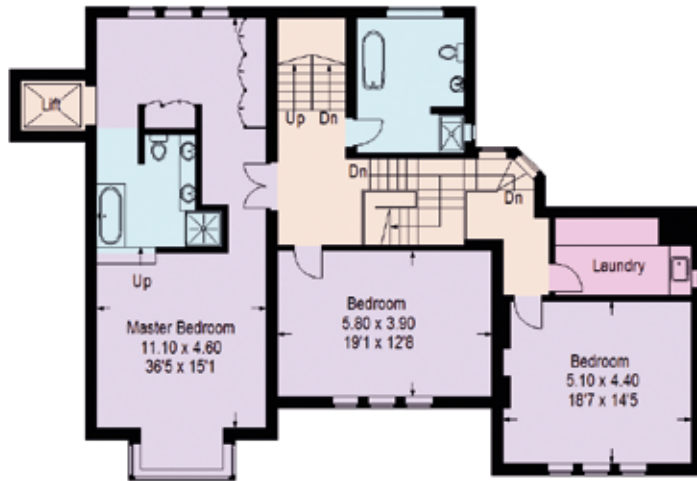
Directions (OX2 6QP)

From Oxford city centre proceed north on Banbury road, turn right into Norham Road and right again into Bradmore road. The house will be found on the left, shortly after the junction with Crick Road.





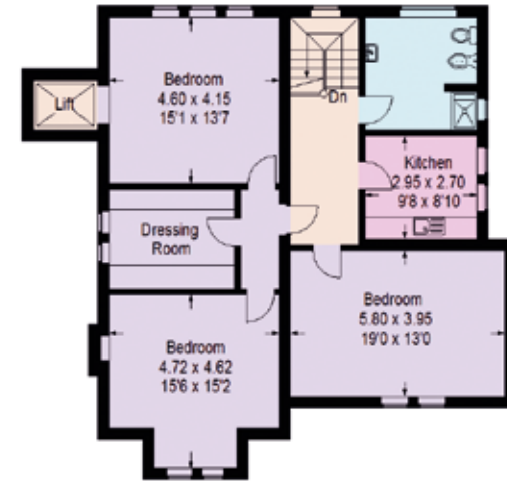




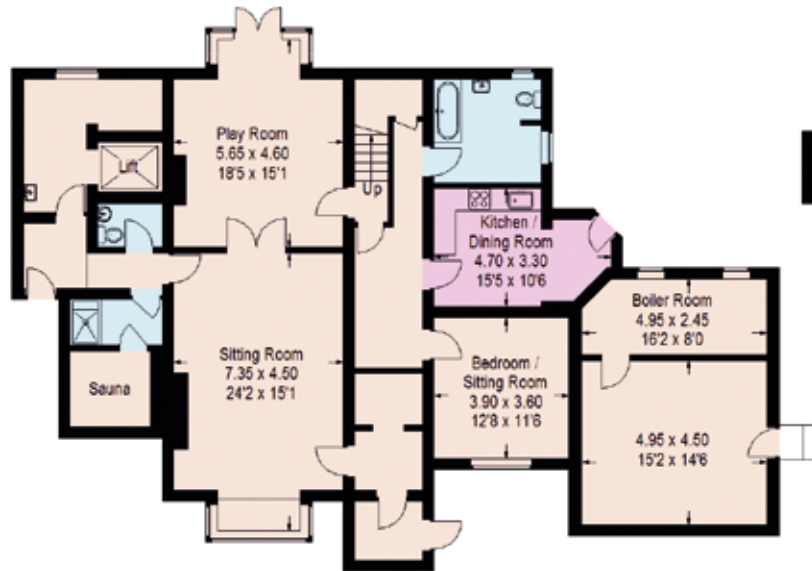
First Floor

Approximate Gross Internal Floor Area (Including Lift)
 Lower Ground Floor = 190.1 sq m / 2046 sq ft
 Upper Ground Floor = 157.9 sq m / 1700 sq ft
 First Floor = 152.9 sq m / 1646 sq ft
 Second Floor = 114.1 sq m / 1228 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 644.6 sq m / 6939 sq ft

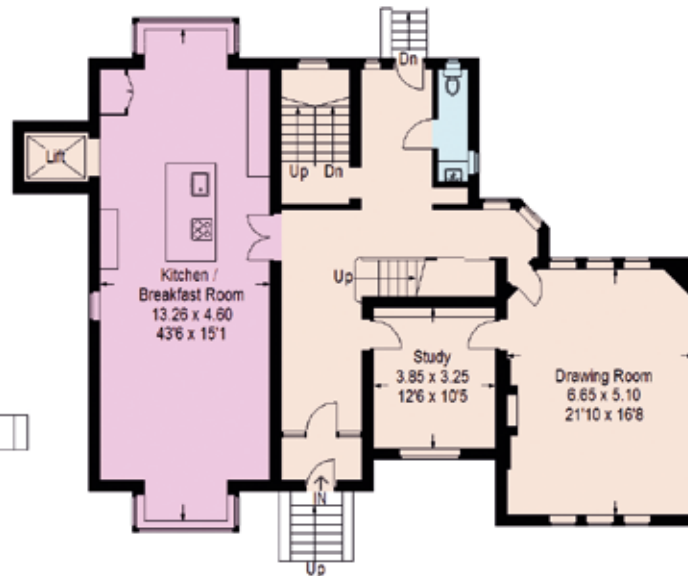
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Second Floor

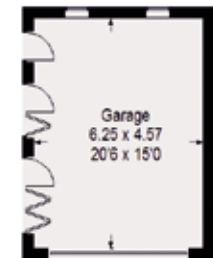


Lower Ground Floor



Upper Ground Floor

Garage



(Not Shown In Actual Location / Orientation)



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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			
		34	36



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