

3 NORHAM GARDENS

CENTRAL NORTH OXFORD





3 NORHAM GARDENS

CENTRAL NORTH OXFORD

*A fine Victorian house situated in this desirable road,
adjoining University Parks*

Entrance Hall • Reception Hall • Drawing Room • Dining Room
Playroom • Study • Conservatory • Kitchen/Breakfast Room
Cloakroom • Boiler Room/Laundry Room

Master Bedroom with en suite bathroom
Six Further Bedrooms (three en suite) • Bathroom

Lower ground floor Flat with Two Bedrooms • Shower Room
Kitchen • Sitting Room • Cloakroom

Off street parking • Private South Facing Garden

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)

(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

Oxford is famous throughout the world for its beautiful and historical architecture, its Universities and world class hospitals. It is also home to a wide range of excellent schools both state and independent including Magdalen College, St Edward's, Oxford High School, Wychwood School, D'Overbroeck's College, Cherwell School, Summer Fields, The Dragon and Lynams School. A number of these schools are within walking distance from Norham Gardens which is situated just off the Banbury Road close to the city centre. Local shopping amenities can be found on North Parade with more extensive facilities in Summertown. Oxford's historical buildings and the open spaces of Oxford University Parks with walks along the River Cherwell are all close by.

Oxford sporting and leisure amenities include the local Nuffield Health club, 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 has excellent communications with access to the M40 connecting to London and Birmingham and the A34 linking to Newbury and the M4. Oxford mainline station is within walking distance with services to London Paddington in 55 minutes and from Oxford Parkway there are services to London Marylebone in 66 minutes.

3 Norham Gardens

This handsome Grade II listed family house is situated on the south side of the road adjoining University Parks. The house has extensive accommodation over four floors with considerable period detail including leaded light windows, moulded ceilings to a number of the reception rooms and a fine stair case with stained glass windows incorporating scenes and characters from the works of William Shakespeare. The principal reception rooms face south overlooking the garden. The house was built in 1866 for

Henry Hammons, a bookseller in Oxford at the time, by the architect and builder Charles Buckeridge. It was later enlarged to incorporate a new dining room and staircase wing in 1895. The lower ground floor provides the utility room/boiler room and a further reception room with a secure door through to what could be a self-contained flat with separate access. This has two bedrooms, sitting room, kitchen, wc and shower room.

Garden

The garden lies to the south of the house and is mainly laid to lawn, bounded by a number of fine mature trees including a magnificent Copper Beech. It is approached from either side of the house or from the conservatory. At the side of the house is off street parking for two cars accessed by electric gates.





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.

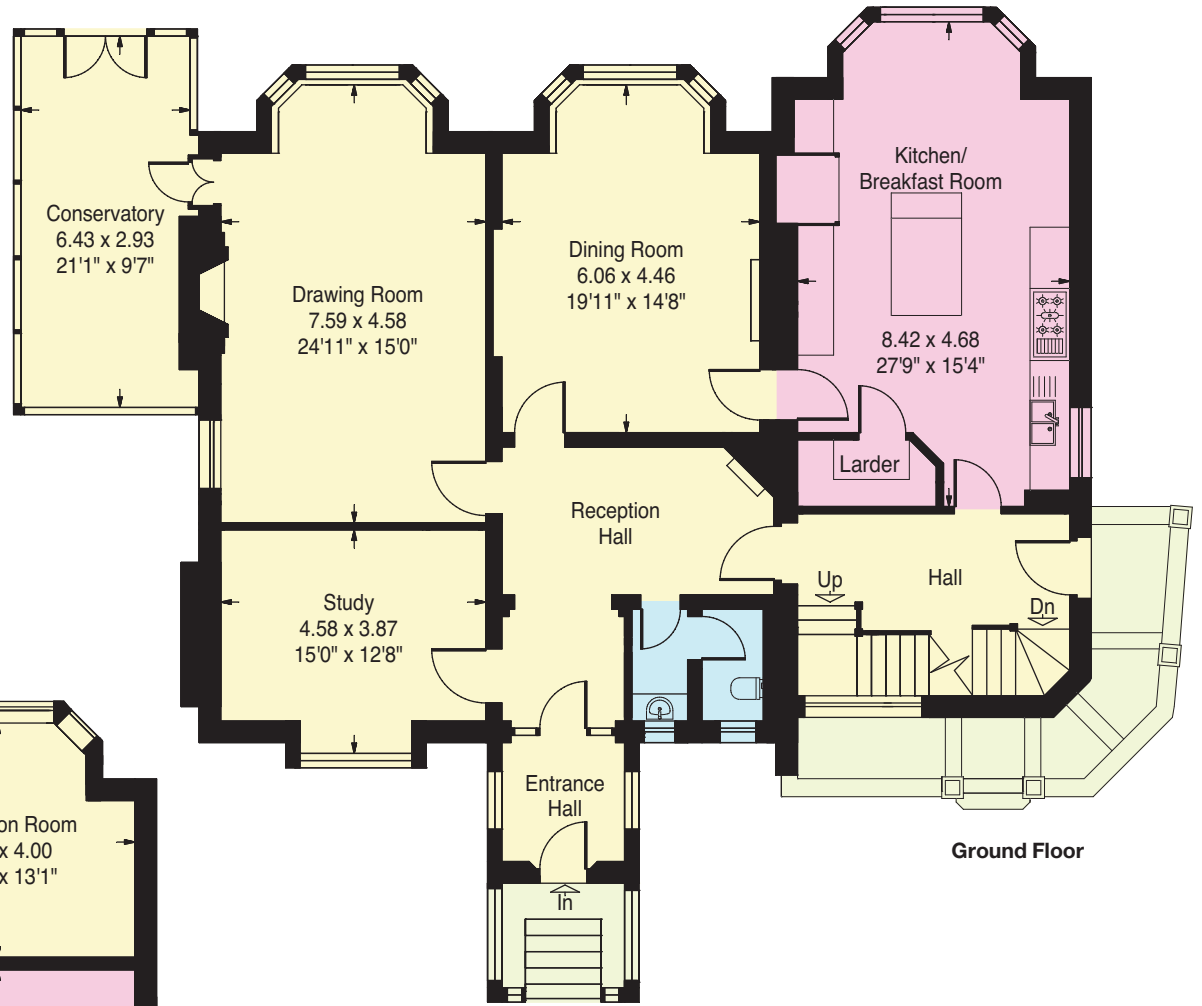
Local authority

Oxford City Council. Tel: 01865 249 811

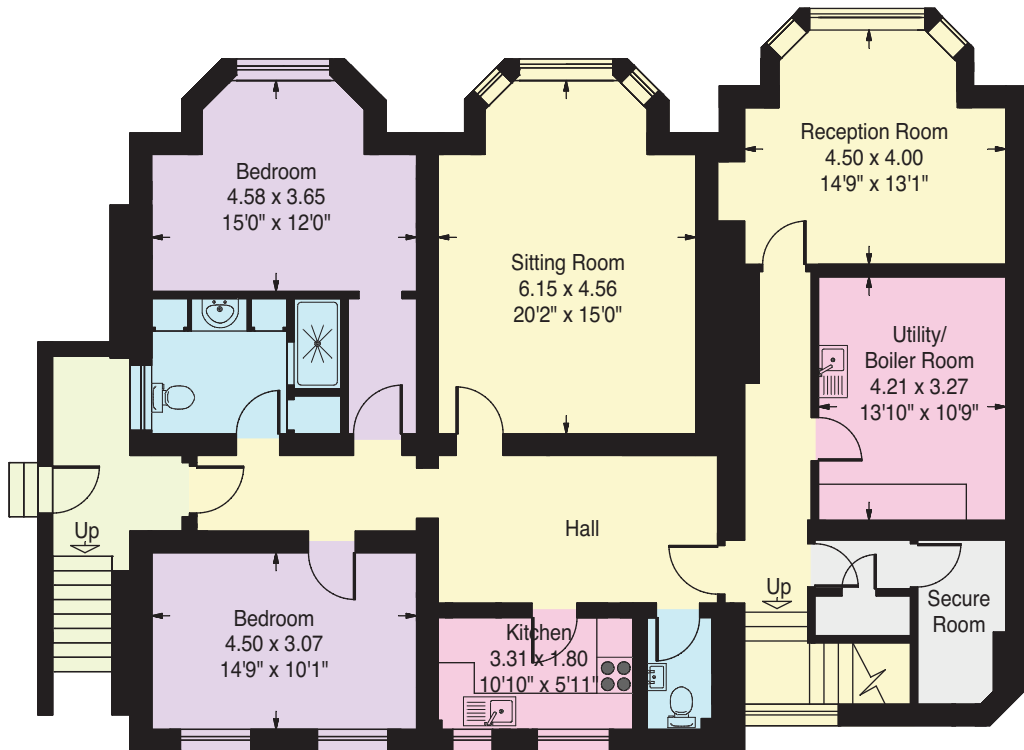
Directions (OX2 6PS)

From Oxford city centre proceed up Banbury road, turning right into Parks Road and immediately left into Norham Gardens and the house is on the right shortly before the junction with Bradmore Road.





Ground Floor



Lower Ground Floor

Approximate Gross Internal Floor Area

Total - 629.0 sq.m. / 6771 sq.ft.

Lower Ground Floor - 157.9 sq.m. / 1700 sq.ft.

Ground Floor - 184.2 sq.m. / 1983 sq.ft.

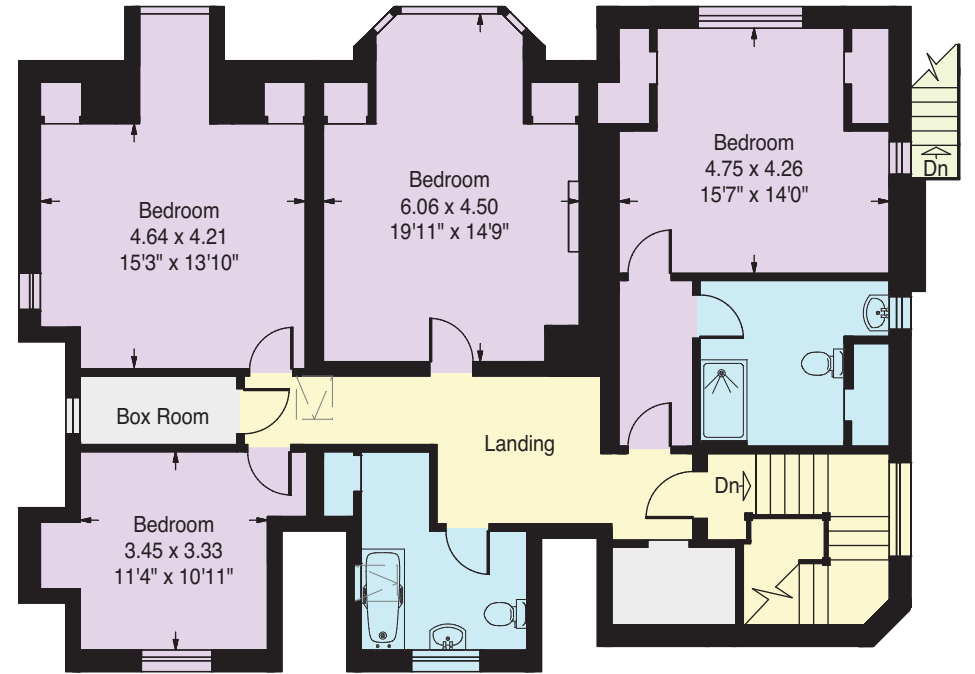
(including conservatory)

First Floor - 157.6 sq.m. / 1696 sq.ft.

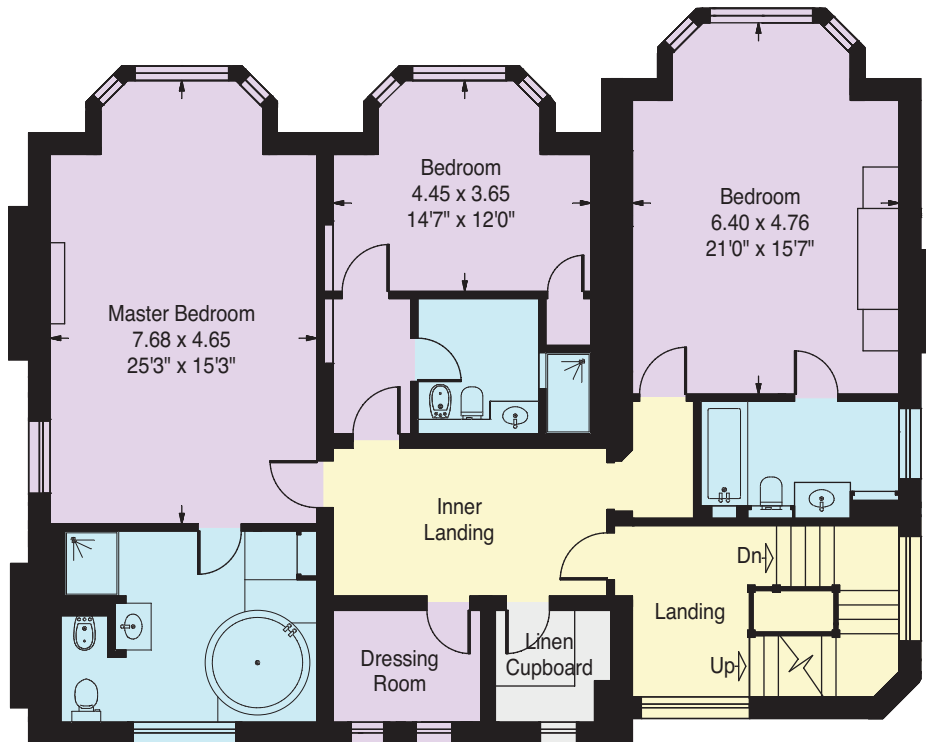
Second Floor - 129.3 sq.m. / 1392 sq.ft.

(not including reduced height area below 1.5m)

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



First Floor





01865 790077
280 Banbury Road,
Summertown, Oxford OX2 7ED
william.kirkland@knightfrank.com

KnightFrank.co.uk

020 7861 1070
55 Baker Street,
London W1U 8AN
bruce.tolmie-thomson@knightfrank.com

KnightFrank.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated September 2016. Photographs dated January 2016 and June 2013. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.