



212 Woodstock Road

Oxford, OX2 7NH

PENNY & SINCLAIR

DESCRIPTION

A generously proportioned, beautiful and stylish home of nearly 4000 sq ft. This impressive Edwardian house built in the early 1900's has been extended and completely refurbished by the present owners with much attention to detail, blending the period character with modern features, whilst maintaining a very high standard throughout. The accommodation is arranged over four floors. Entrance hall, drawing room, dining room, snug, cloakroom, kitchen/breakfast room and an enclosed tranquil outdoor courtyard on the ground floor. The kitchen is fitted with Siemens and Miele appliances, including a wine cooler, large fridge/freezer, water dispenser, coffee maker, induction and wok hobs, tepanyaki grill plate, gas cooker, pressure steamer, warming drawer and a range of oven and grills. Games room (with separate external front access), utility room, store room and shower room on the lower ground floor. Master bedroom with dressing room, two further bedrooms, shower room and bathroom on the first floor with two further bedrooms and a bathroom on the second floor. To the exterior there is off road parking to the front with space for two cars and to the rear a delightful walled garden with terrace and area of lawn and far reaching views across the gardens situated between Thornclyffe and Beech Croft Road. Brick garden store. Further benefits include CAT5e cabling throughout the house, zone dimmable lighting throughout the property, camera vision entry system, zoned entry alarm system and hard wired fire alarm system.

SITUATION

Situated in Summertown providing good access to many local schools, all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

DIRECTIONS

From Penny & Sinclair offices proceed on foot south along the Banbury Road, taking the second turning right into Thornclyffe Road. Continue to the end of the road and turn left on to the Woodstock Road. The property will be found a short distance along on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

Council Tax Band 'G' amounting to £2,795.68 for year 2015/16. Tel: 01865 252870

LOCAL AUTHORITY

Oxford City Council, City Chambers
Queen Street, Oxford OX1 1EN
Telephone (01865) 249811

AGENTS CONTACT DETAILS




01865 318013

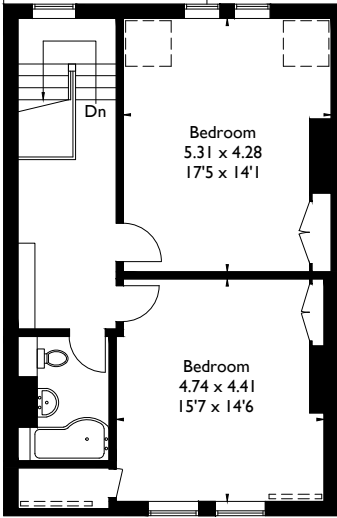
Mayfield House, 256 Banbury Road,
Summertown, Oxford, OX2 7DE
sales@pennyandsinclair.co.uk



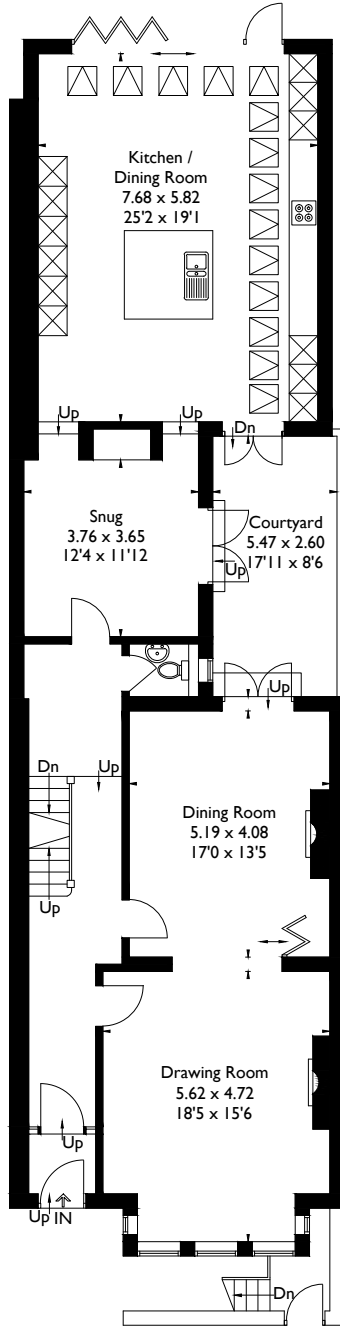


Approximate Gross Internal Area = 365 sq m / 3929 sq ft
(excluding brick garden store and lofts not shown)

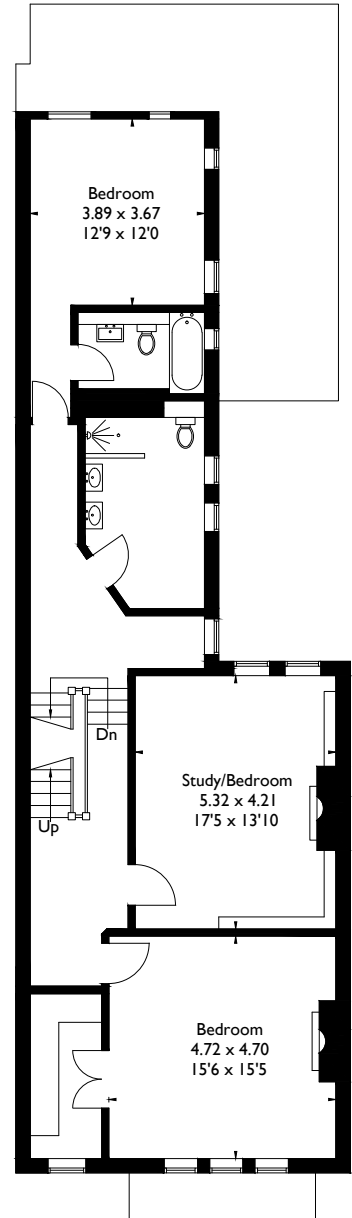
 = Reduced headroom below 1.5m / 5'0"



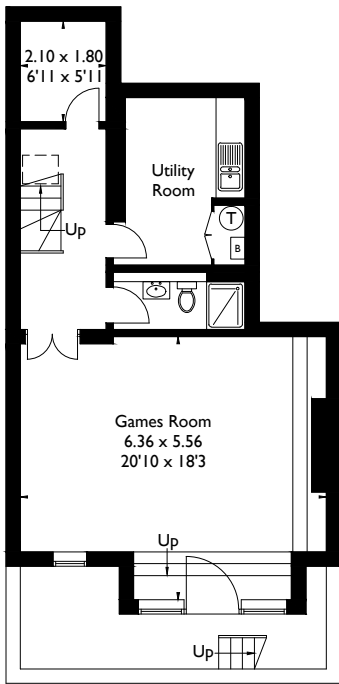
Second Floor



Ground Floor



First Floor



Lower Ground Floor

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