

120 BANBURY ROAD

OXFORD • OX2 6JU



**PENNY &
SINCLAIR**

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DESCRIPTION

A substantial detached Edwardian house built in 1903 to a design by H.W. Moore that has been significantly improved by the current owners. The thoughtful design combines refurbished period features including ornate open fireplaces and sash windows with modern and contemporary additions such as the Bulthaup kitchen. The large window in the kitchen is a particularly striking feature, framing the view of the garden and flooding the room with light. The fireplace in the kitchen creates a visual divide from the study area whilst maintaining the open plan feel. The accommodation is arranged over three floors and comprises of an entrance hall, drawing room, library, open plan kitchen/dining/sitting room with study area, cloakroom, utility room and gym on the ground floor. The first floor offers a master bedroom suite, three further bedrooms and a family bathroom. The second floor offers three further bedrooms with large shower room and bathroom. To the exterior is a gated gravelled driveway to the front providing ample off road parking. To the rear is a beautifully landscaped walled garden laid mainly to lawn with well stocked and mature borders and fruit trees. There is also gated access to a detached double garage via Belbroughton Road.





SITUATION

Situated in North Oxford and set well back from this arterial route, there is 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 Banbury Road has very regular bus services and joins 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 whilst the new Oxford Parkway station to London Marylebone is 1.5 miles to the north. The location is within the Cherwell School Catchment.

DIRECTIONS

From the offices of Penny & Sinclair proceed south along Banbury Road, and the property will be found on the left hand side just on the corner of Belbroughton Road.

VIEWING

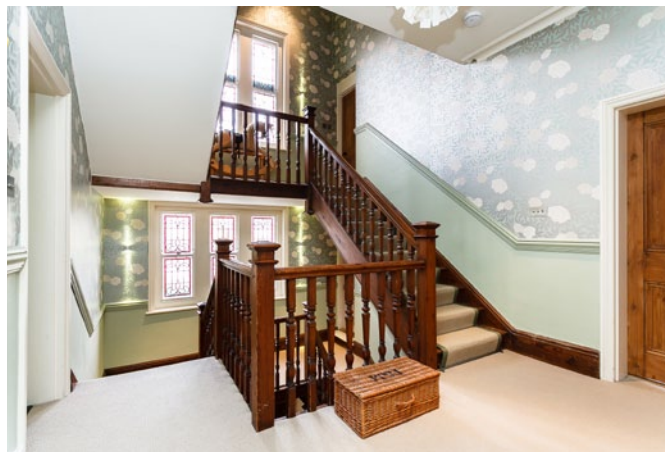
Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, please do contact Penny & Sinclair to discuss questions that you have about the house with a member of staff who has seen the property.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES & FITTINGS

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



SERVICES

All mains services are connected.

COUNCIL TAX

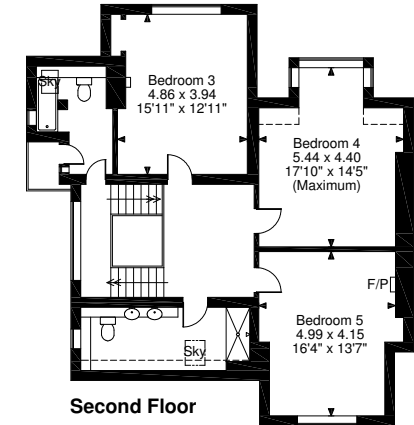
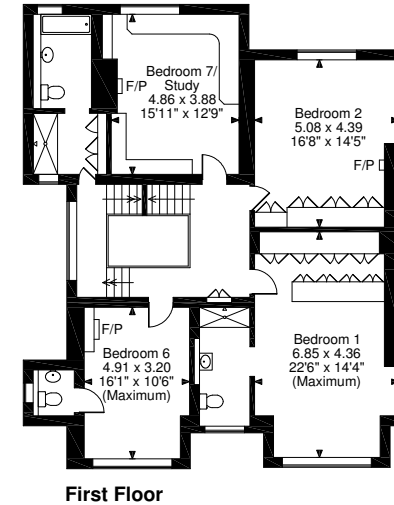
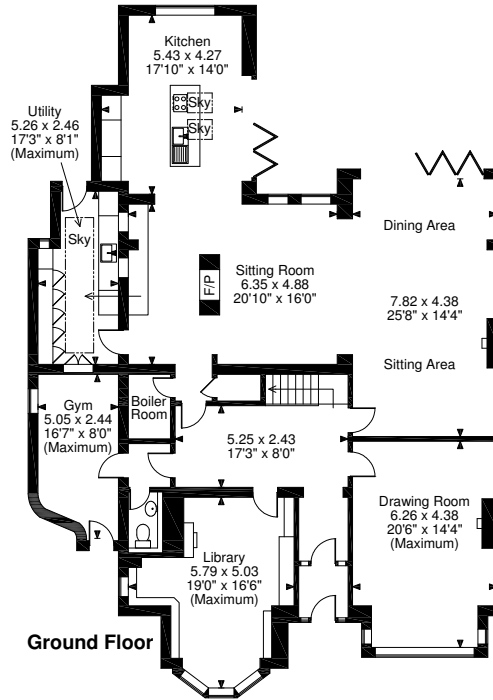
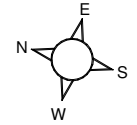
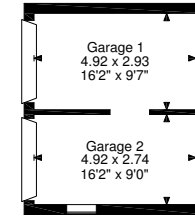
Council tax band 'H' amounting to £3,616.90 for the year from 2017/18.

LOCAL AUTHORITY

Oxford City Council, Town Hall, St Aldates, Oxford OX1 1BX



Approximate Gross Internal Area
Main House = 4544 Sq Ft/422 Sq M
Garages = 308 Sq Ft/29 Sq M
Total = 4852 Sq Ft/451 Sq M



IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.

AGENTS CONTACT DETAILS



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