



P Permit holders only

**18 Winchester Road**

Oxford OX2 6NA

**PENNY & SINCLAIR**



18 Winchester Road Oxford OX2 6NA

## DESCRIPTION & SITUATION

A beautifully designed and renovated three/four bedroom property in the highly sought after location of Winchester Road. The property offers an abundance of period features, high quality fittings and a landscaped rear garden with rear access from North Parade. The property has been renovated to an exceptionally high standard with the addition of reclaimed fireplaces, underfloor heating and 'Fired Earth' bathrooms. The accommodation comprises; entrance hall, sitting room, TV room/study, kitchen/breakfast room, three bedrooms (two ensuite), family bathroom, utility room, cloakroom and second reception room/bedroom four with private access. The upper floors enjoy beautiful views including a wonderful view of St Philip and St James Church. To the exterior of the property there is an attractive front garden enclosed by hedging and a low retaining wall with a wrought iron gate and railings. To the rear the garden is mainly laid to lawn with an abundance of flowers, shrubs and trees and a useful outbuilding. Situated in Central North Oxford providing good access to all the day to day shopping facilities of Walton Street and Summertown including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. The property offers easy access to a wide range of highly sought after schools in Oxford including The Dragon, St Edward's and Oxford High School. For commuting there are two stations, Oxford mainline station offering a regular service to London Paddington and Oxford Parkway station just north of the ring road with an estimated journey time to London Marylebone of 55 minutes.

## DIRECTIONS

From St. Giles in the centre of Oxford, head north on Woodstock Road and turn right onto Canterbury Road. Turn right onto Winchester Road and the property will be on the left.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, we 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

The property is freehold and offers vacant possession upon completion.

## COUNCIL TAX

Council Tax Band 'F' amounting to £2,506.78 for year 2016/17. Tel: 01865 252870.

## LOCAL AUTHORITY

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

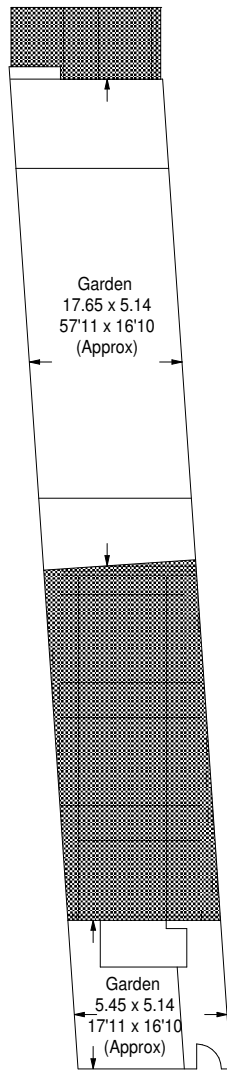
## AGENTS CONTACT DETAILS



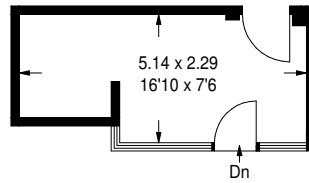
01865 318013

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



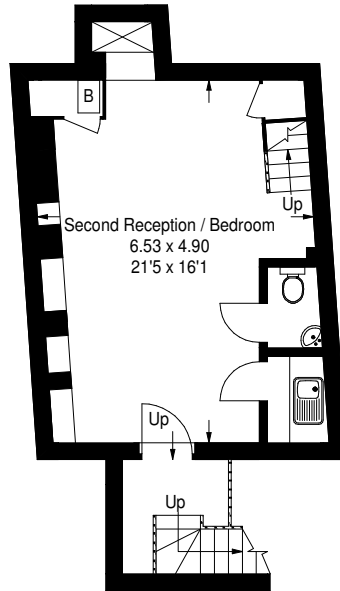
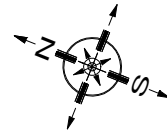


**Site Plan**  
Not To Scale



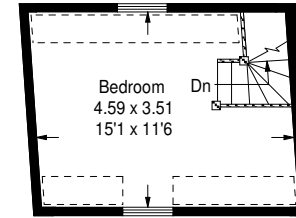
**Outbuilding**

(Not Shown In Actual Location/ Orientation)

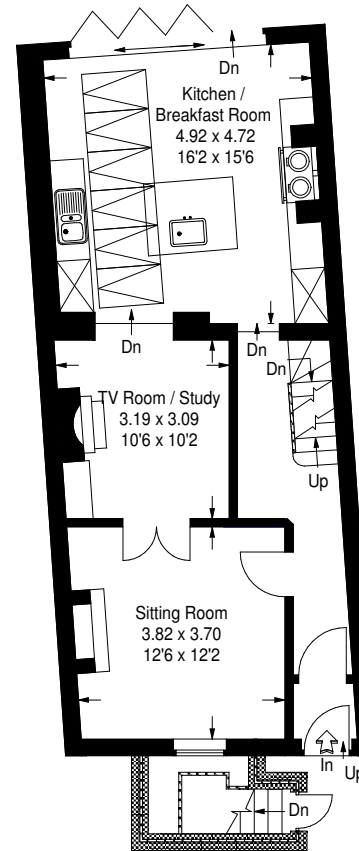


**Basement**

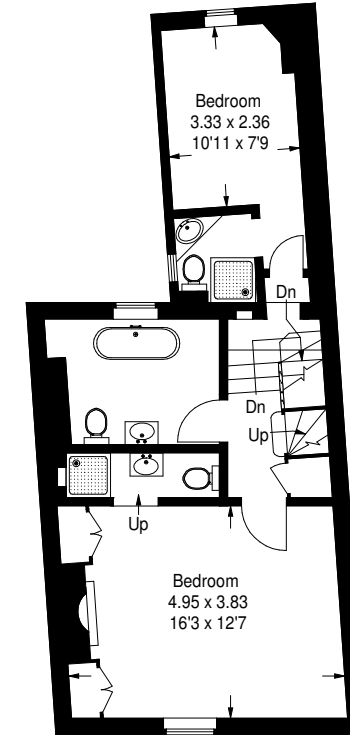
Approximate Gross Internal Area :- 159 sq m / 1711 sq ft  
 Outbuilding :- 11 sq m / 118 sq ft  
 Total :- 170 sq m / 1830 sq ft  
 = Reduced headroom below 1.5 m / 5'0



**Second Floor**



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale  
 Job Ref. 97107

**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.



