

**STRUTT & PARKER**

**8 Belbroughton Road**  
Oxford, OX2 6UZ

**PENNY & SINCLAIR**

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## DESCRIPTION

A substantial family house built in 1925 to a design by Thomas Rayson with more recent additions. Situated within this sought after side road, the property occupies a large corner plot complimented by a mature enclosed south facing garden and an 'in and out' driveway to the front providing ample parking space. The accommodation is arranged over three floors set out with a cloakroom, two receptions rooms, drawing room, kitchen/dining room, study/annexe with a shower room and a utility room on the ground floor. On the first floor are five bedrooms, two bathrooms and a sitting room with a further two bedrooms and a bathroom on the second floor above.

## SITUATION

Situated in Central North Oxford providing good access to all the day to day shopping facilities of Summertown including Marks & Spencers, bars, restaurants and slightly further afield the comprehensive amenities of Oxford city centre. In addition the property is situated close to a number of excellent schools including The Dragon, Magdalen College, Oxford High School for Girls, St. Edward's, Cherwell School and Wychwood. 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.

## DIRECTIONS

From Summertown shops continue south along the Banbury Road, through the traffic light at Marston Ferry Road, taking the second turning on the left into Belbroughton Road and the property will be found on the right hand side on the far corner with Northmoor Road.

## 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.

## FIXTURES & FITTINGS

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

## SERVICES

All mains services are connected.

## TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

## COUNCIL TAX

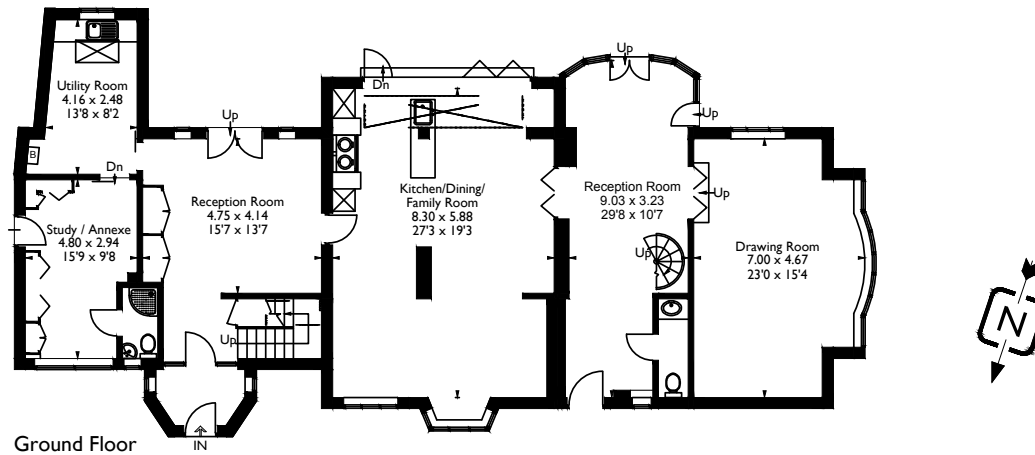
Council Tax Band 'H' amounting to £3,616.90 for year 2017/18.

Tel: 01865 252870.

## LOCAL AUTHORITY

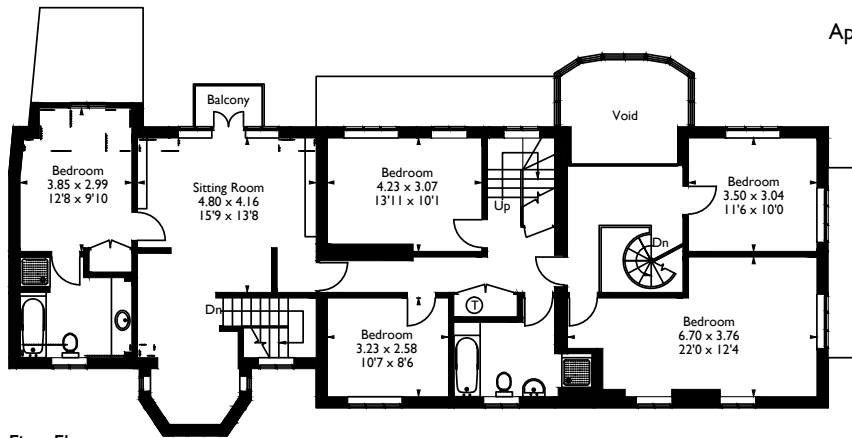
Oxford City Council  
Town Hall  
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Oxford  
OX1 1BX



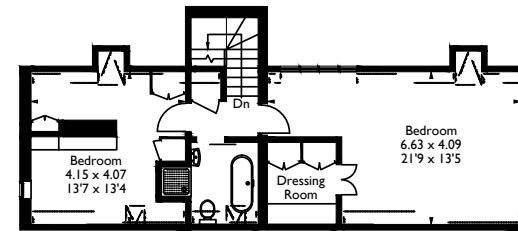


Ground Floor

Approximate Gross Internal Area = 374 sq m / 4026 sq ft



First Floor



Second Floor

**AGENTS CONTACT DETAILS**



**01865 318013**  
 Mayfield House, 256 Banbury Road,  
 Summertown, Oxford, OX2 7DE  
[sales@pennyandsinclair.co.uk](mailto:sales@pennyandsinclair.co.uk)



**01865 366660**  
 Anchor House, 269 Banbury Road  
 Summertown, Oxford, OX2 7LL  
[oxford@struttandparker.com](mailto:oxford@struttandparker.com)

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