



20 William Lucy Way

Oxford OX2 6EQ

**PENNY & SINCLAIR**

20 William Lucy Way Oxford OX2 6EQ

## DESCRIPTION

This five bedroom family home is situated just a short walk from Walton Street and its wide range of individual shops, restaurants and cafés and benefits from two off street parking spaces. The accommodation comprises; entrance hall, cloakroom, study and open plan kitchen/breakfast room with utility area. On the first floor the master bedroom sits to the rear with a large en suite and views over Port Meadow. The second floor offers three further bedrooms (one en suite) and a family bathroom. The third floor has been reconfigured to offer a en suite bedroom and kitchen/breakfast room ideal for an au pair or tenant. To the exterior is a very low maintenance and beautiful planned fragrant rear garden with a west aspect and rear access. To the front is off street parking for two cars. There are fitted solar panels for both electricity and hot water and an additional wine store fitted under the stairs.

## SITUATION

Walton Street and its range of shops, restaurants and bars are available a short stroll away. Situated in the Cherwell & St. Barnabas school catchment areas and within easy reach of the well reputed independent schools Oxford High School, The Dragon, St Edwards and d'Overbroeck's. The property is within easy walking distance to all the day to day shopping facilities of Jericho including bars, restaurants, cinema and health centre and slightly further afield the comprehensive facilities of Summertown and Oxford City Centre. Equally nearby is Port Meadow for beautiful walks, whilst the picturesque Oxford Canal offers an alternative route into Oxford city centre, the coach station and to Oxford train station with fast routes to London and Birmingham. Three miles from the property there is now the new Oxford Parkway station with regular services into London Marylebone.

## DIRECTIONS

From the offices of Penny and Sinclair proceed south down Banbury Road turning right onto Rawlinson Road and left onto the Woodstock Road. Turn right into Leckford Road and left along Kingston Road. At the mini roundabout take the third exit down Walton Well Road and proceed over the first bridge turning immediately left into William Lucy Way. The property will be found shortly on the right 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.

## TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

## COUNCIL TAX

Council Tax Band 'G' amounting to £3018.00 for year 2018/19. Tel: 01865 252870.

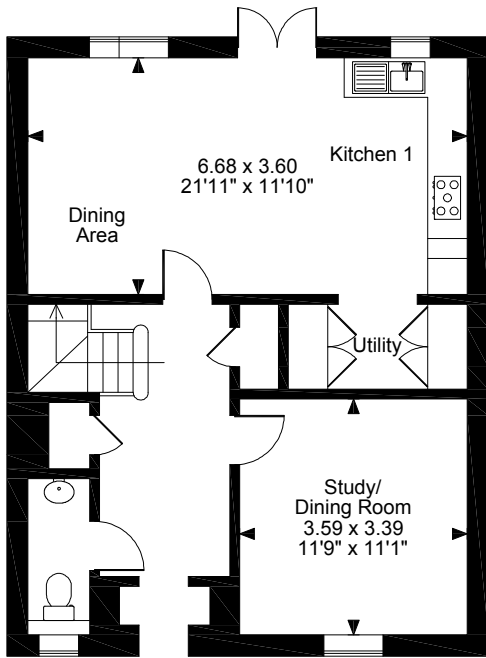
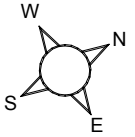
## AGENTS CONTACT DETAILS



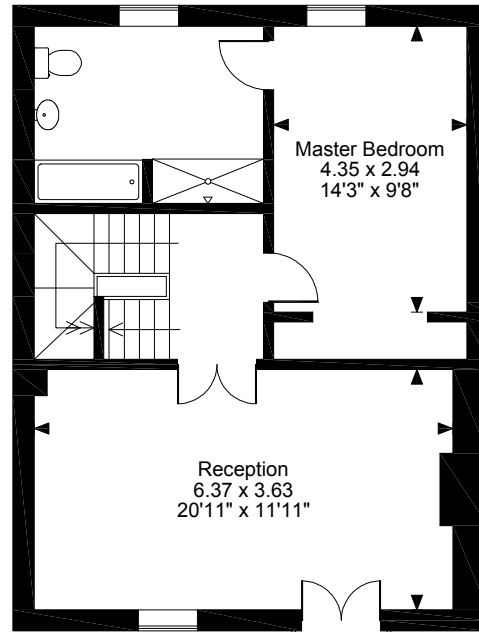
01865 318013  
Mayfield House, 256 Banbury Road,  
Summertown, Oxford, OX2 7DE  
sales@pennyandsinclair.co.uk



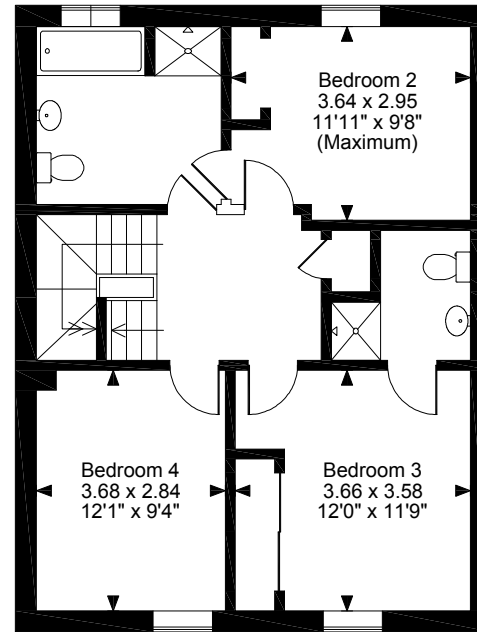
**Approximate Gross Internal Area  
2291 Sq Ft/213 Sq M**



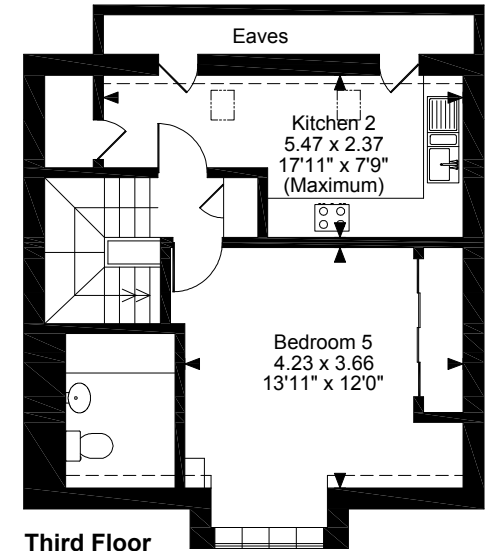
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**



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