



**58 Hamilton Road**

Oxford, OX2 7PZ

**PENNY &  
SINCLAIR**



## DESCRIPTION

This fabulous property is currently arranged as two apartments in this highly sought after Summertown side road with shared use of the south facing beautifully designed rear garden. The current accommodation for the ground floor apartment comprises; entrance hall, master bedroom, sitting room with the option of using this as bedroom two, bathroom, kitchen and rear reception room with direct access onto the garden. The apartment above is arranged over split level floors and comprises; kitchen/breakfast room, sitting room, bathroom, utility room, shower room, office/children's room, and three further bedrooms. The apartments are beautifully presented throughout enjoying high ceilings, large windows and excellent storage. The property qualifies for residents permit parking and offers a rare opportunity to acquire this unique arrangement of accommodation in this highly regarded area of Oxford. There is great potential to return the property to one large family home and this will not require planning permission.

## SITUATION

Situated in a prime Summertown side road providing good access to 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 to London Paddington and the new Oxford Parkway station provides regular services to London Marylebone. The property is within the catchment for Cutteslowe Primary School and Cherwell School and is less than a mile from The Dragon, St Edwards, the North Wall Theatre and Summer Fields School.





#### 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 who have 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

Ground floor apartment band 'D' for the year 2018/19 amounting to £1912.00

Upper floor duplex apartment band 'E' for the year 2018/19 amounting to £2337.00

#### LOCAL AUTHORITY

Oxford City Council  
City Chambers  
Queen Street  
Oxford  
OX1 1EN  
Tel: 01865 249811

#### AGENTS CONTACT DETAILS

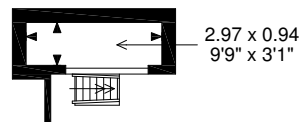
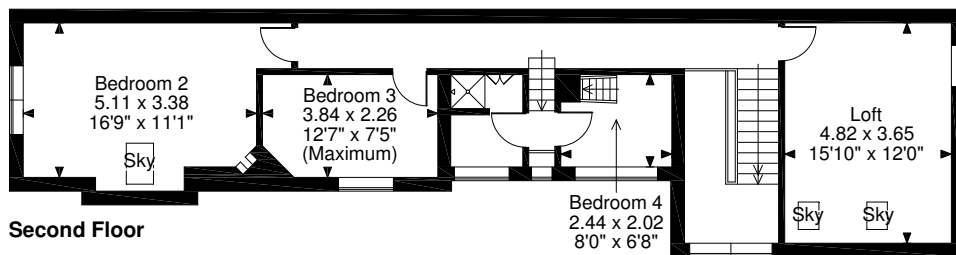
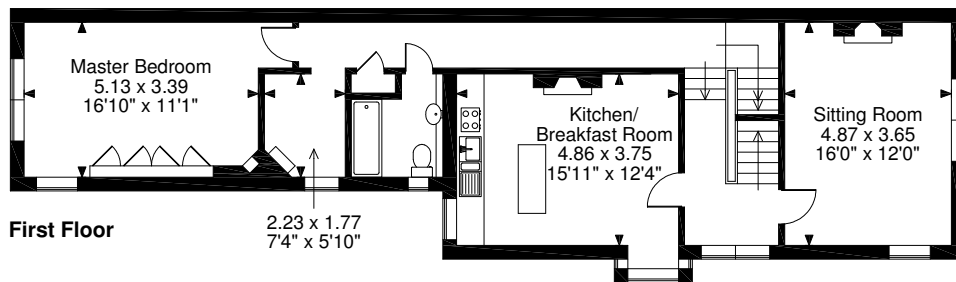
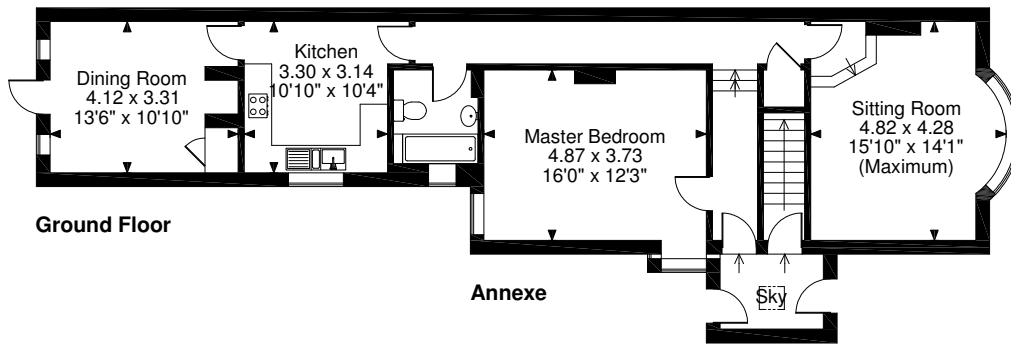
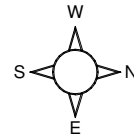


**01865 318013**

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[sales@pennyandsinclair.co.uk](mailto:sales@pennyandsinclair.co.uk)



Approximate Gross Internal Area  
 Main House = 1674 Sq Ft/155 Sq M  
 Annexe = 955 Sq Ft/89 Sq M  
 Total = 2629 Sq Ft/244 Sq M



**Mezzanine Above Bedroom 4**



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