



13 Lakeside

Oxford, OX2 8JF

PENNY & SINCLAIR

13 Lakeside Oxford, OX2 8JF

DESCRIPTION

This semi-detached six bedroom family home has been extended and renovated to offer 5429sq.ft of accommodation tucked away in the corner of Lakeside with beautiful south facing views over the lake. The accommodation comprises entrance hall, cloakroom, utility room, study, family room, drawing room and kitchen/breakfast room on the ground floor. The first floor offers four double en suite bedrooms (two with private south facing balconies over looking the garden and lake beyond). The second floor offers a further two double en suite bedrooms with private balconies over looking the lake. There is a double garage with internal access from the house and a gravelled parking area to the rear for several cars. To the rear of the house is a large decked area and lawned south facing gardens leading down to the lake.

SITUATION

Situated in North Oxford, the location provides good access to all the day to day shopping facilities of Summertown including Marks & Spencer, bars, restaurants and a theatre with slightly further afield the comprehensive amenities of Oxford city centre. The location is within the Cherwell School Catchment area and the new Oxford Parkway station leads into London Marylebone and is a mere 1.4 miles away (short cycle ride). There is easy access to the Oxford ring road connecting to the A34, A40 and M40 to London. The central Oxford rail station has regular services to London Paddington.

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.

DIRECTIONS

From the office of Penny and Sinclair in Summertown proceed north on Banbury Road and at the Cutteslowe roundabout continue straight over. Take a left turn into Five Mile Drive and continue past the cemetery on your right, take the next right turn into Linkside Avenue and left into Lakeside and the property will be found shortly on the left hand side.

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

Oxford City Council
Council Tax Band 'G' amounting to £3,014.08 for the year 2017/18
Council Tax Department Tel: (01865) 252870

LOCAL AUTHORITY

Oxford City Council, Queen Street, Oxford, OX1 1EN
Telephone: (01865) 249811

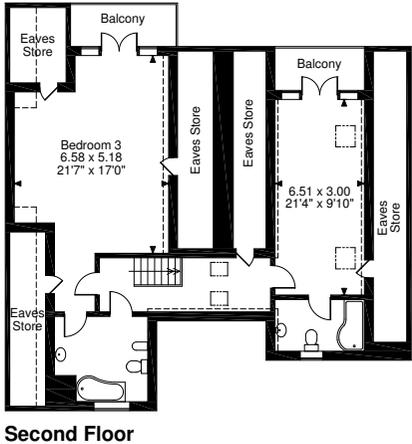
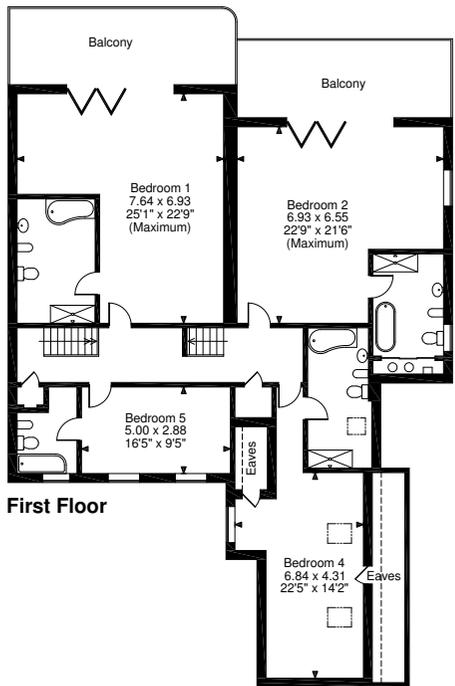
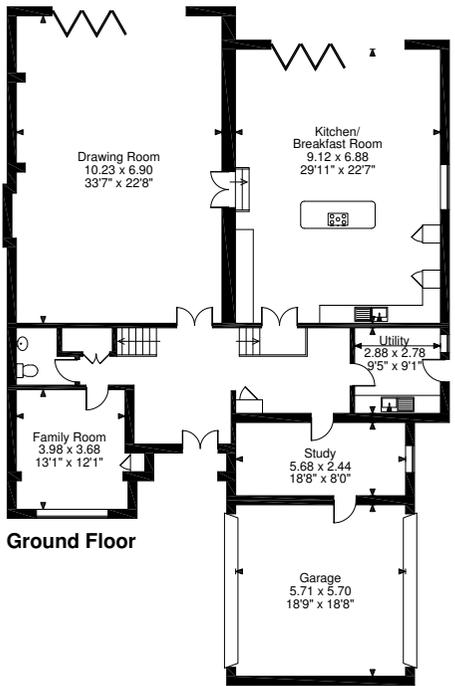
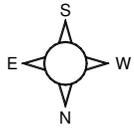


AGENTS CONTACT DETAILS



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

Approximate Gross Internal Area
 Main House = 5079 Sq Ft/472 Sq M
 Garage = 350 Sq Ft/33 Sq M
 Total = 5429 Sq Ft/505 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.



