

5 WARNBOROUGH ROAD

OXFORD • OX2 6HZ



**PENNY &
SINCLAIR**

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DESCRIPTION

A handsome semi-detached Victorian house believed to date from 1882 with many retained period features throughout including fireplaces, well-proportioned rooms with high ceilings and typical of its era, large bay windows over three floors. This elegant property, which has been a wonderful family home for over 40 years and now in need of updating, is complemented by a mature West facing garden and has the benefit of a double garage and parking.

Arranged over four floors, the accommodation offers light and spacious rooms. The ground floor has a welcoming entrance hall with cloakroom off and a lovely light open plan living area with sitting room with large bay window to the front and kitchen to the rear enjoying an outlook over the garden. The lower ground floor provides access to the garden and comprises a further reception room and the former kitchen, now used as a utility room, a laundry room and original coal storage room. The upper floors have five bedrooms and two bathrooms. The main bedroom enjoys one of the large bay windows to the front of the house with adjoining study/small bedroom, which could potentially be incorporated into the main bedroom providing a lovely master bedroom suite





A particular feature of the property is the most attractive West facing garden, which is principally laid to lawn with mature borders, shrubs and trees. To the front, enclosed by a low wall is a small garden and a driveway to the side providing parking in front of the double (tandem) garage. A side access leads to the rear garden.

SITUATION

The property is situated in one the most sought after side roads in Central North Oxford, its privileged location is close to the centre of town and is within walking distance of Port Meadow, the shopping facilities of Walton Street, including restaurants, bars and a cinema, and many of the leading private and state schools in North Oxford. It is also within walking distance of the popular shops at Summertown. The more comprehensive facilities of Oxford City centre and the University are within 1 mile. The Oxford mainline station has regular rail services to London Paddington, (approx. one hour), or the new Oxford Parkway station leads into London Marylebone (approx 55 mins), there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports from the coach station at Gloucester Green.

DIRECTIONS

From the offices of Penny & Sinclair proceed south down the Banbury Road turning right into Moreton Road. At the end of the road turn left onto Woodstock Road. Take the fourth turning on the right into Farndon Road and Warnborough Road will be the first turning on the left. The property will be found on the right hand side.



VIEWING

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 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 with vacant possession upon completion.

COUNCIL TAX

Council Tax 'H' amounting to £3,825 for year 2018/19
Tel: 01865 252870

LOCAL AUTHORITY

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

IMPORTANT NOTICE

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AGENTS CONTACT DETAILS



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Approximate Gross Internal Area

Main House = 2500 Sq Ft/232 Sq M

Garage = 245 Sq Ft/23 Sq M

Total = 2745 Sq Ft/255 Sq M

