



WOODSTOCK ROAD OXFORD OX2
£8,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Woodstock Road Oxford OX2

£8,500 Per Month
Furnished

 5 Bedrooms
 4 Bathrooms
 2 Receptions

Features

- Five Bedrooms, - Kitchen/Dining Room, -
Utility Room, - Two Reception Rooms, -
Four Bathrooms, - Garden Annex, - Secure
Off Street Parking, - Double Garage

Council Tax

Council Tax Band G

Hamptons
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{ EXTENSIVE FIVE BEDROOM FAMILY HOME IN THE HEART OF NORTH OXFORD

The Property

This spacious five-bedroom house is on the Woodstock Road, near Summertown. The property is comprised of five double bedrooms, three en-suites plus a separate family bathroom over the first & second floor. The ground floor offers two large reception rooms, downstairs WC and a open plan kitchen diner space which is flooded with natural light overlooking the rear garden. Externally, to the front, the property offers a medium sized garden with well maintained shrub and bush borders. The rear garden features a patio area with a courtyard which provides Off-street parking for multiple cars. Also, double garage neighbours a self-contained annex which would ideally serve as split level workspace/office. The residence is located a short stroll from St Edward's, Junior Dragon, and the Summertown parade, which features numerous coffee shops, lovely restaurants and cafes, as well as fitness centers including The Nuffield. This area is highly desirable for families. Central Oxford is conveniently reachable, with frequent train services to London available from both Oxford city station and Oxford Parkway, both situated within two miles. The house is offered furnished and available now.

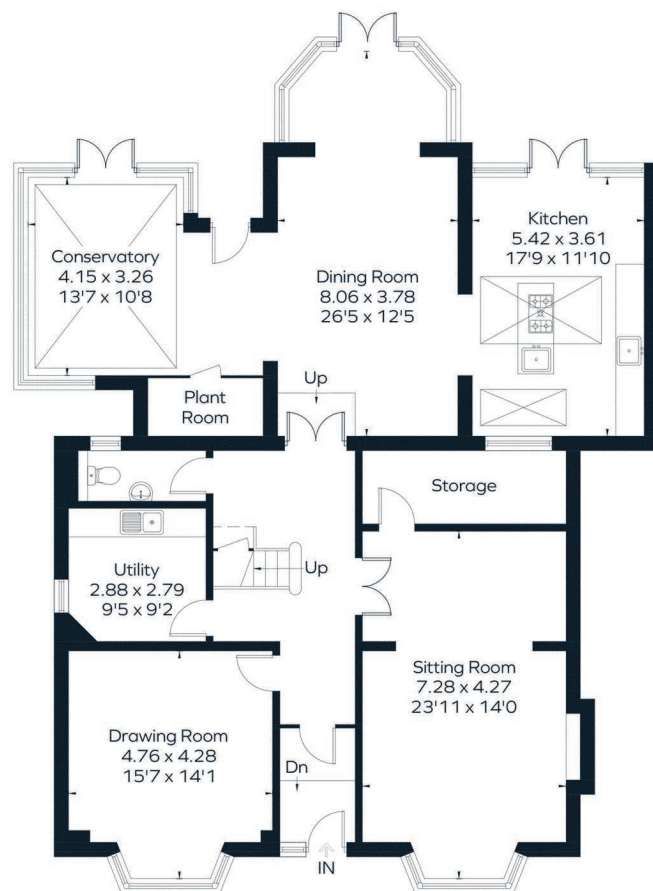
Location

Nestled in a sought-after North Oxford location, this property offers superb convenience. A short stroll finds you at the bus stop. Enjoy easy access to shops, restaurants, and a Marks & Spencer food hall. Oxford City Center's wider amenities are also within easy reach. The Woodstock and Banbury Roads link directly to the Oxford ring road. From here, access the A40 and M40

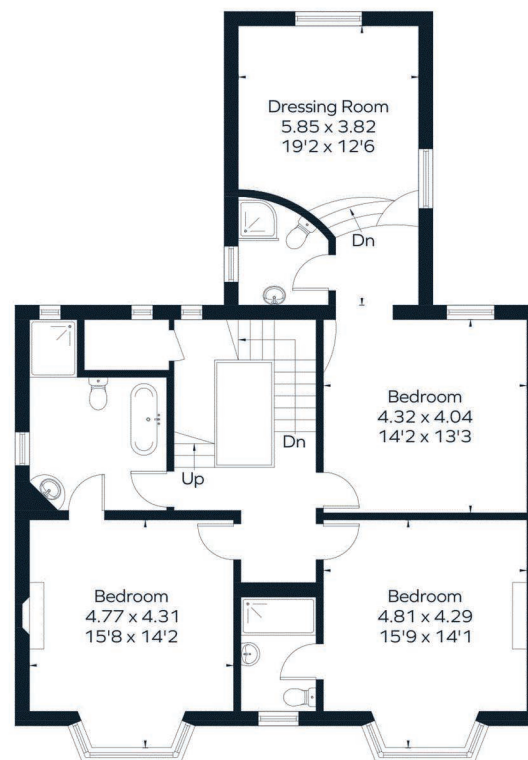
to London effortlessly. Oxford rail station provides regular services to London Paddington. Oxford Parkway station offers frequent trains to London Marylebone. Experience superb connectivity and convenience. This location truly has it all.



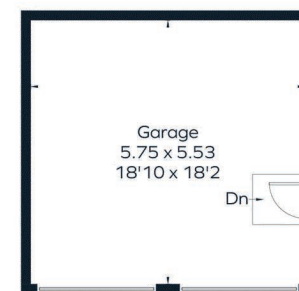
Approximate Floor Area = 350.4 sq m / 3772 sq ft
 Garage = 31.8 sq m / 342 sq ft
 Total = 382.2 sq m / 4114 sq ft



Ground Floor

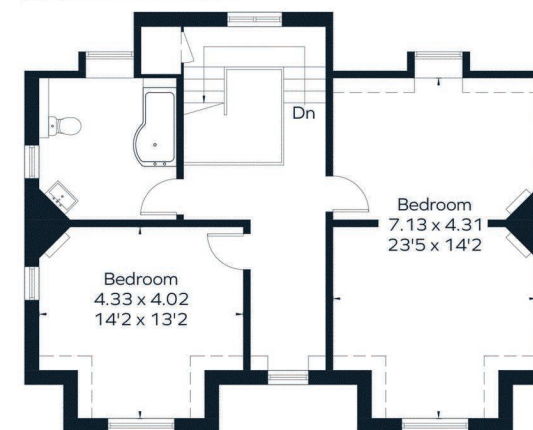


First Floor



(Not Shown In Actual Location / Orientation)

[] = Reduced head height below 1.5m



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87204

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

