



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

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Woodstock Road Oxford OX2

£8,500 Per Month
Unfurnished

 5 Bedrooms
 4 Bathrooms
 4 Receptions

Features

- Open Plan Kitchen, - Two Reception Rooms, - Five Bedrooms, - Family Bathroom, - Two Ensuite Bathrooms, - Jack & Jill Bathroom, - Study, - Snug, - Utility, - Garage/ Outbuilding, - Summer House, - Private Driveway, - Council Tax: Oxford City Council Band G

Council Tax

Council Tax Band G

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{ A FIVE BEDROOM FAMILY HOME WITH PRIVATE GARDEN IN NORTH OXFORD.

The Property

A recently renovated five bedroom family home, located on Woodstock Road in Central North Oxford. The ground floor comprises a bright reception room with gas fireplace and the property has been fitted with a stylish, well planned modern kitchen with a central island, American Style Fridge Freezer and integrated appliances, which is open to a spacious dining area with views across the garden. Through double doors, there is direct access out to the well maintained, private garden with summerhouse. Additionally on the ground floor, there is a well appointed study, snug, play room, utility room and one bedroom with ensuite bathroom which would be perfect for a nanny or guests. The first floor comprises a principle bedroom with ensuite shower room, three further bedrooms- two of which have access to a Jack & Jill bathroom, laundry cupboard and family bathroom. To the exterior, there is parking by way of a private driveway, an outbuilding and summer house. The mature garden to the rear of the property overlooks school playing fields.

Outside

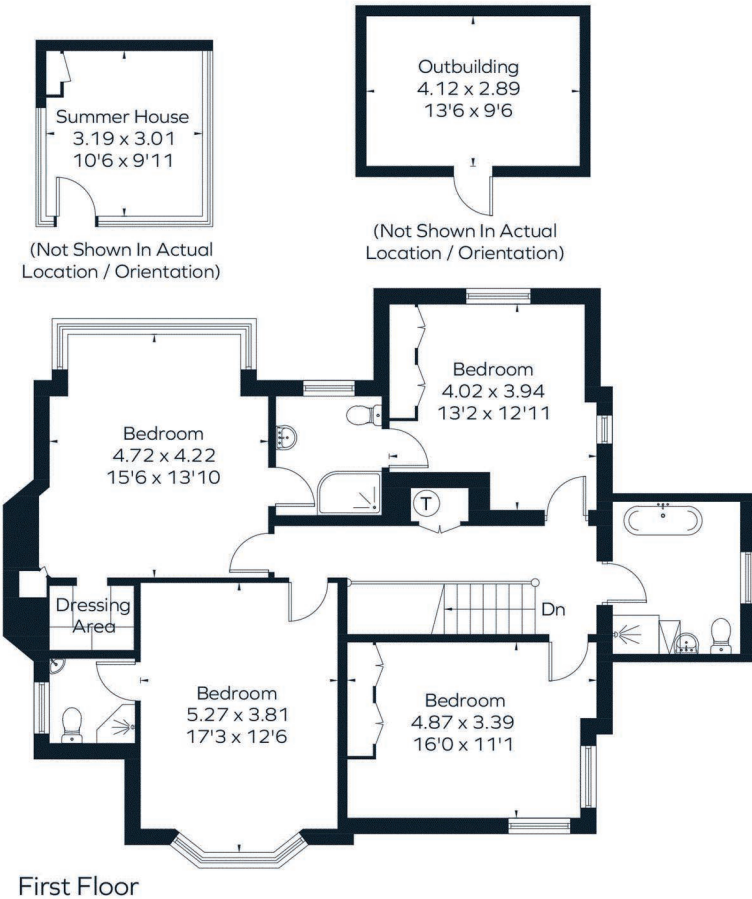
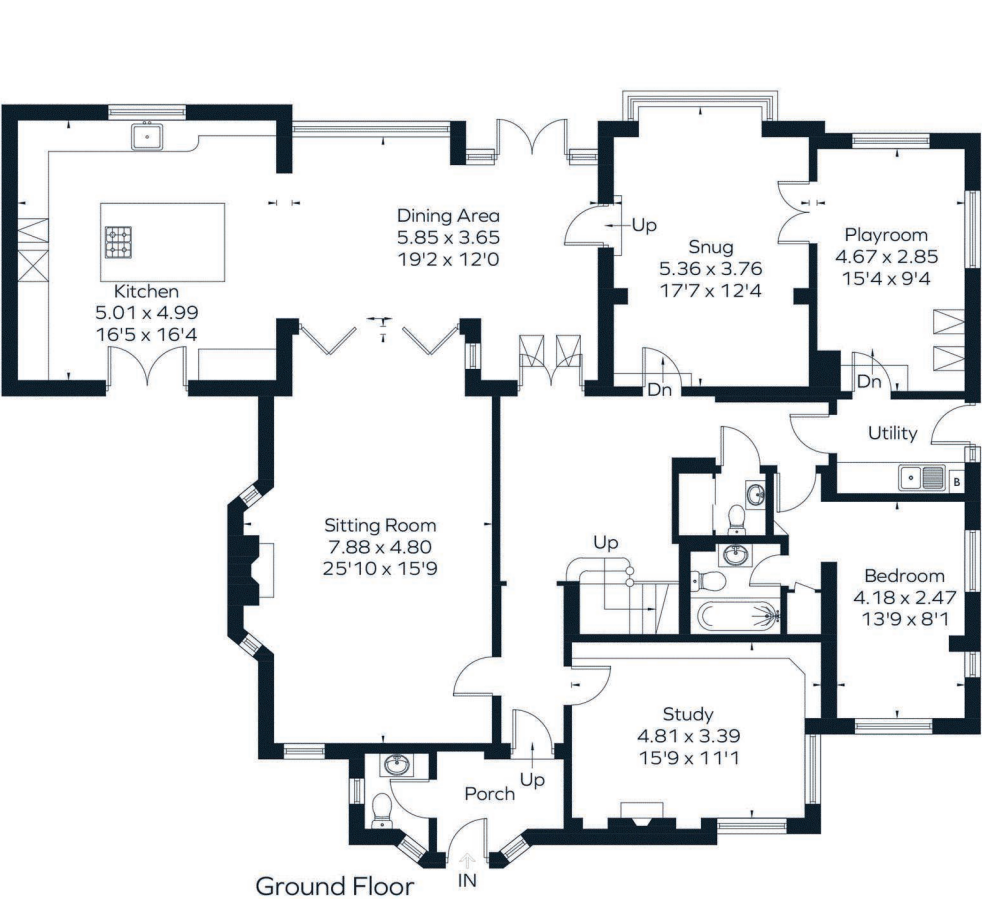
A mature rear garden with summer house, overlooking school playing fields.

Location

North Oxford is a particularly sought after location, due to its close proximity to a number of schools, to include St Edward's, The Dragon School and Wychwood, the University Parks and also to Oxford city centre, with all its shops and amenities.



Approximate Area = 298.0 sq m / 3208 sq ft
Summer House / Storage = 21.5 sq m / 231 sq ft
Total = 319.5 sq m / 3439 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322685

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.

