



{ UPPER ROAD KENNINGTON OX1
£2,250 PER MONTH AVAILABLE 01/01/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Upper Road Kennington OX1

£2,250 Per Month
Unfurnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Newly built two-bedroom home, - Modern open-plan kitchen/diner, - Separate lounge, - Fully integrated kitchen appliances, - Ground-floor WC, - Study / snug room ideal for home working, - Two first-floor bedrooms, - Contemporary family bathroom, - Energy-efficient solar panels reducing utility costs, - Allocated parking for one car with EV charging point, - Private rear garden, - Purpose-built garden office with versatile use

Council Tax

Council Tax Band C

Hamptons
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{ NEWLY BUILT TWO-BEDROOM HOME FINISHED TO A HIGH STANDARD

The Property

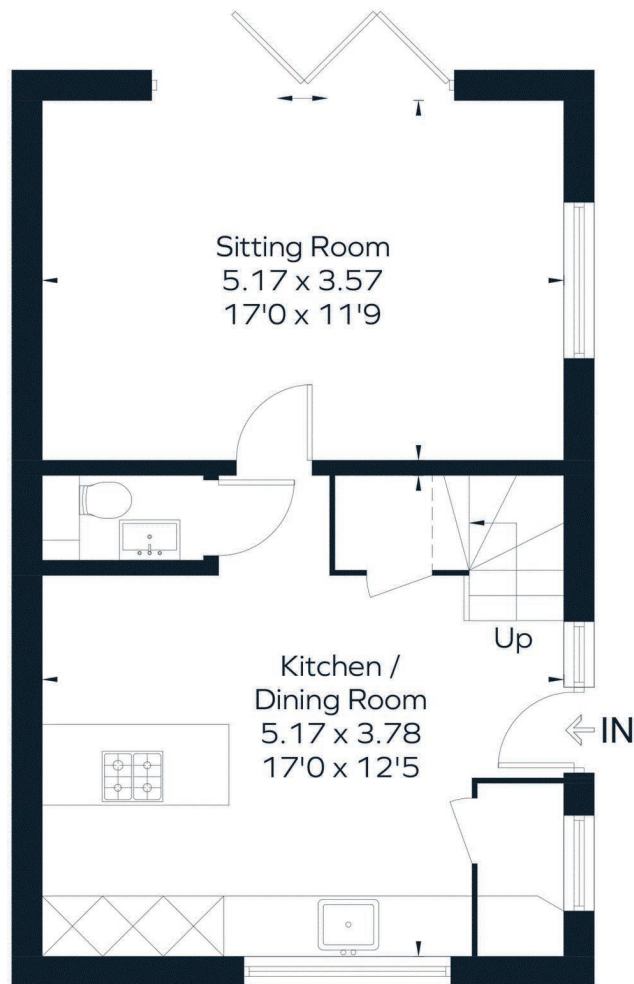
This newly built two-bedroom home is finished to a high standard throughout and is offered fully equipped with a range of modern integrated appliances. The ground floor offers a generous open-plan kitchen and dining area, fully equipped and ideal for both everyday living and entertaining. A separate living room enjoys views over the attractively landscaped rear garden, creating a bright and relaxing space. On the first floor, there are two bedrooms which share use of a contemporary family bathroom. Additional benefits include solar panels, helping to reduce energy costs year-round, allocated parking for one vehicle with EV charging, and a private rear garden. The garden also features a stylishly designed garden office, offering a versatile space ideal for home working, studying, or hobbies. This energy-efficient and thoughtfully designed home is ideal for professionals, couples, or small families seeking modern living in a well-connected location.

Location

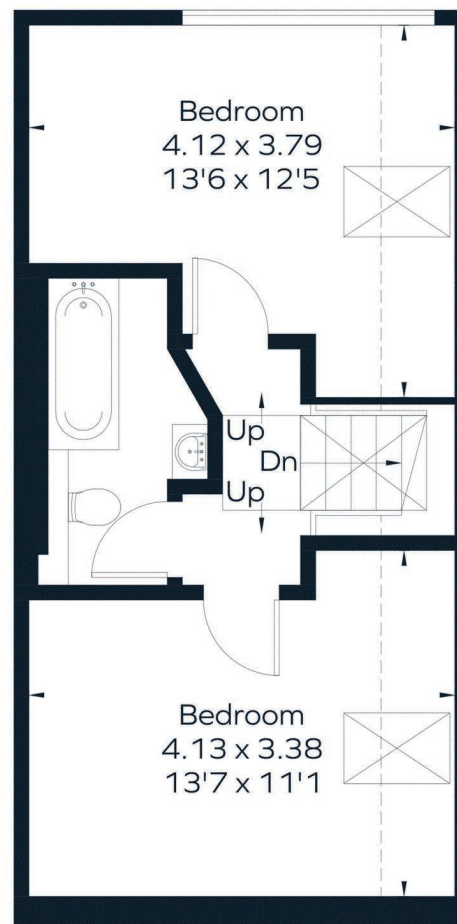
Kennington is a popular and well-connected village offering a blend of countryside living with easy access to Oxford. Set between the River Thames and Bagley Wood, the area benefits from attractive green surroundings. The village offers local shops, pubs, and a well-regarded primary school, along with excellent walking and cycling routes. Convenient transport links provide easy access to Oxford, Abingdon, and the A34.



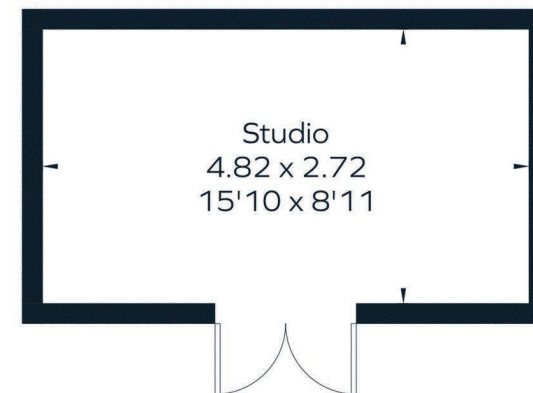
Approximate Floor Area = 80.7 sq m / 869 sq ft
 Studio = 13.1 sq m / 141 sq ft
 Total = 93.8 sq m / 1010 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m



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 #101703

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| <small>For energy efficient - higher rating costs</small> | | 82 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |

