



THOMAS
MERRIFIELD
SALES LETTINGS

21 Newton Road
Grandpont, Oxford, OX1 4PT

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A four bedroom period property situated in the sought after Grandpont area of the city with generous south facing rear garden.

- Entrance Hall
- Sitting room with open fire place
- Dining room
- Fitted kitchen/breakfast room
- First floor three bedrooms and a study
- Family bathroom
- Second floor master bedroom and en-suite
- South facing rear garden
- Council Tax Band: E
- EPC Rating: D

The accommodation comprises entrance hall, sitting room with front aspect opening to the dining room with under stairs cupboard. Fitted kitchen/breakfast room with French doors opening on to the rear garden. On the first floor are three bedrooms and a family bathroom. On the second floor a study and the master bedroom with a recently re-fitted en-suite.

Outside enclosed front garden and a particular feature of this property is the rear garden which is approximately 74' and enjoys a southerly aspect with a store and shed.



Guide Price £750,000



The residential area of Grandpont lies approximately half a mile south of central Oxford with easy access to the River Thames at Folly Bridge, Christchurch Meadow and Hinksey Park with its Playground and open-air pool.

The Oxford Ring Road is within one mile connecting to other parts of the city as well as the A34 and A40/M40. Oxford Rail Station is within a mile of the property offering a 60 minute service to London Paddington. Oxford Coach station at Gloucester Green provides a regular coach service to London. Central Oxford provides a range of high street shops and niche stores, as well as theatres, museums, galleries and restaurants and cafes to suit most tastes.



Approximate Gross Internal Area 1508 sq ft – 140 sq m
 Ground Floor Area 558 sq ft – 52 sq m
 First Floor Area 495 sq ft – 46 sq m
 Second Floor Area 455 sq ft – 42 sq m

