



THOMAS
MERRIFIELD
SALES LETTINGS

5 Apsley Road, Summertown
Oxford, OX2 7QX

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A detached four bedroom family house full of character and located in a quiet and sought-after no-through road just north of central Summertown and with a secluded south-facing garden.

- A spacious detached four bedroom family house
- Large sitting room with fireplace and doors to terrace
- Living room with bay window and fireplace
- Light and bright vaulted study
- Kitchen/breakfast room with side access
- "Sunroom"/dining room with doors to garden
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Large south-facing rear garden with two summerhouses
- Council Tax Band: G. EPC Rating: E

This attractive house dates from the 1930's and retains a host of original features including high ceilings, panelled doors, picture rails, fireplaces, original cupboards and a wonderful staircase. In the late 1980's the loft was converted and the original garage converted into a vaulted study, with rooflight windows.

The spacious sitting room has a large window overlooking the garden and double doors to a terrace providing a secluded outdoor seating area. The kitchen has space for a breakfast table in the side box bay, a window overlooking the terrace and a door to the side access. There is utility lobby leading to a sunroom at the rear of the house which is a bright dining room with Velux rooflights, a wall of windows and double doors to the garden.

Guide Price £1.5m Freehold





Wide stairs with decorative balustrades lead to the first floor, past a distinctive triangular corner window on the half-landing. The main bedroom has a large bay window and a good-sized en-suite shower room. The two further bedrooms have fitted wardrobes with the rear bedroom, also housing the airing cupboard. A replica staircase leads to the attic bedroom which is partly under the eaves and has a large triangular window overlooking the garden.

A particular feature of the house is the rear garden which feels very secluded and extends to approximately 120 feet including the courtyard. The garden has two summerhouses, a large timber workshop/shed, further timber shed and a tool-shed next to the patio. The garden has flower beds and a range of mature trees and shrubs, including two large trees at the bottom of the garden, and a mature wisteria on the larger summerhouse.

The front garden provides a green view from the living room and study, and has attractive flower borders, an area of lawn and a range of ornamental trees and shrubs. It would be feasible to create parking on the front garden, if required, subject to any necessary planning and highways consents.

The property has been a cherished family house for many decades and is being sold with no ongoing chain.

Viewing is strictly by prior appointment with the Sole Agents, Thomas Merrifield.

Material information:

Mains gas, water, electricity and drainage are connected.

There is conventional gas-fired central heating.

According to Ofcom Superfast and Ultrafast broadband connections are available and mobile and data reception is likely outdoor and limited indoors.

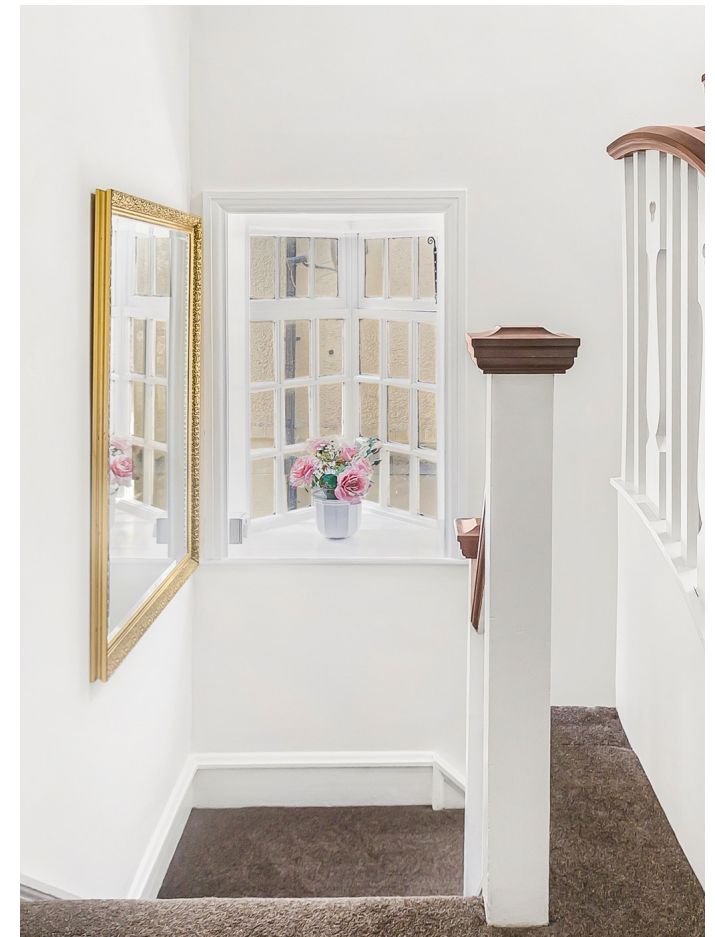
Parking is on-street residents' permit parking.





Summertown offers an eclectic mix of independent and high street shops, cafes, restaurants and bars plus Sainsbury's and Tesco metro stores, plus an M & S Food store. Nuffield Health & Leisure centre is less than a mile away on the Woodstock Road and there are tennis courts, a swimming pool and North Oxford Hockey club nearby. There is a wide choice of local private and state schools, including St Edwards, Oxford High School and The Cherwell School, rated Outstanding in its most recent Ofsted inspection.

Oxford's historic city centre is less than two miles south, via a regular bus service and cycle route. There is easy access to the A34 at the Peartree interchange and Oxford Parkway Station offers a fast (50 mins) service to London Marylebone.





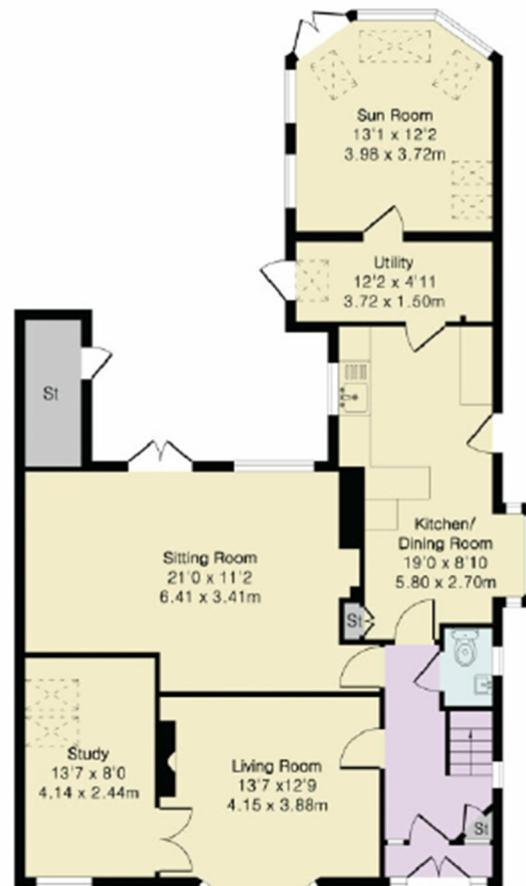
Approximate Gross Internal Area 2149 sq ft - 201 sq m

Ground Floor Area 1082 sq ft – 101 sq m

First Floor Area 664 sq ft – 62 sq m

Second Floor Area 232 sq ft – 22 sq m

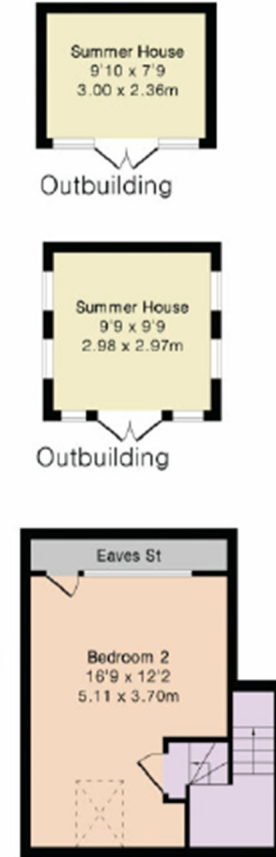
Outbuildings Area 171 sq ft – 16 sq m



Ground Floor



First Floor



Second Floor

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