



Old Road, Headington

Connells

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The words stunning, beautiful and amazing don't quite do this house justice! It's like two worlds have combined to create a truly impressive one-off home for today's modern family living. Originally built in the early 1800s, the house has undergone a considerable programme of refurbishment and enlargement by the current owners in 2017, to include a substantial two storey rear extension.

Versatile downstairs accommodation, currently used as large open plan living, dining and kitchen area which can easily have separate adjoining dining room or playroom as well as another reception room downstairs.

The utility room and cloakroom complete the lower level, which has underfloor

heating throughout.

Upon the first floor are the four bedrooms with the master being served by a refitted walk-in wet room. The family bathroom with jacuzzi bath serves the remaining three bedrooms. The first-floor radiators are all operated through the Google nest hub.

Externally there is off road parking to the front on the new block paved driveway, the rear garden is a sun trap being south easterly facing with a generous lawn area as well as a decked and patio space, ideal for those summer evening BBQ's. Call now to view on 01865 763 501.

Kitchen/Family Room

30' 9" x 21' 6"

Fitted with a selection of floor and wall units. Central Island. Twin sink unit with waste disposal. Double glazed window to the rear aspect. Built-in Bosch induction hob. Extractor fan. Bosch double oven. Combination microwave oven. Built-in Bosch dishwasher. Quartz worktop, Porcelain tiled floor with underfloor heating, retractable patio doors. Spotlights. TV Point.

Dining Room

12' 2" x 11' 10"

Open fireplace. Underfloor heating. Double glazed window to the side aspect. Porcelain tiled floor.

Sitting Room

14' 9" x 12' 1"

Double glazed window to the side aspect. Stairs to the first floor. Underfloor heating.

Utility Room

11' 9" x 8' 10"

Floor and wall units. Doors to the front and rear aspects. Sink unit. Porcelain tiled floor. Spotlights. Gas boiler. Space and plumbing for washing machine.

Cloakroom

Double glazed window to the front aspect. Vanity wash hand basin. Extractor fan. Heated towel Rail. Porcelain tiled floor. Low level WC.



Landing

Two double glazed windows to the side aspect. Double glazed window to the front aspect. Two radiators. Spotlights.

Bedroom 1

22' 4" max x 13'

Double glazed window to the rear aspect. Two double glazed windows to the side aspect. Two radiators. Vaulted ceilings with dual remote ceiling fans. Exposed brick feature wall. Spacious double unit with sliding doors.

En Suite

Walk-in wet room shower. Low level WC. Vanity wash hand basin. Shaver point. Heated towel rail. Porcelain tiled throughout. Extractor fan. It features an elevated remote Velux window with blind. This can be operated with wall mounted buttons or via an app. Either one enables you to control it via WiFi from anywhere in the world. It will also auto close if any rain is detected.

Bedroom 2

12' 3" x 11' 9"

Double glazed window to the side aspect. Radiator. Built-in wardrobe.

Bedroom 3

11' 10" x 9'

Double glazed window to the side aspect. Radiator.

Bedroom 4

11' x 6'

Double glazed windows to the front and rear aspects. Radiator. Restricted headroom.

Bathroom

Double glazed window to the rear aspect. Jacuzzi bath with shower over. Low level WC. Heated towel rail. Porcelain tiled floor. Vanity wash hand basin. Spotlights. Extractor fan.

Front Garden

Large recently paved parking with the capacity to accommodate up to four cars.

Rear Garden

Large South easterly-facing garden with dual access, a patio, lawn and decked areas. The pergola is located directly off the kitchen/family room. Large 6 x 2 metre shed with electric plugs and lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Ideally situated at the foot of Shotover Hill. A beautifully extended early Georgian four-bedroom cottage with an abundance of period charm and character, with contemporary finishes throughout, refurbished and extended 8 years ago. The hub of the home is the stunning open plan kitchen/family room.

Price

£950,000

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

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To view this property please contact us on

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