



JCP

ESTATE AGENTS

OXFORD



## Summertown, Oxford

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Handsome and substantial family home with fabulous, spacious and stylish contemporary interiors and so much more.

Highly Regarded Side Road | Fabulous Contemporary Flowing Interiors | High Quality Fittings, Flooring & Lighting Throughout | Sensational entertaining Kitchen/Dining Room onto Garden | Master Bedroom Suite with Wet Room and Dressing Room | Three Further Bedrooms with Bathroom and Shower room | High Quality Double Glazing & Underfloor Heating | Garden with Fantastic Studio | Off Street Parking and Residents Parking Zone | No Onward Chain

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### TENURE & POSSESSION

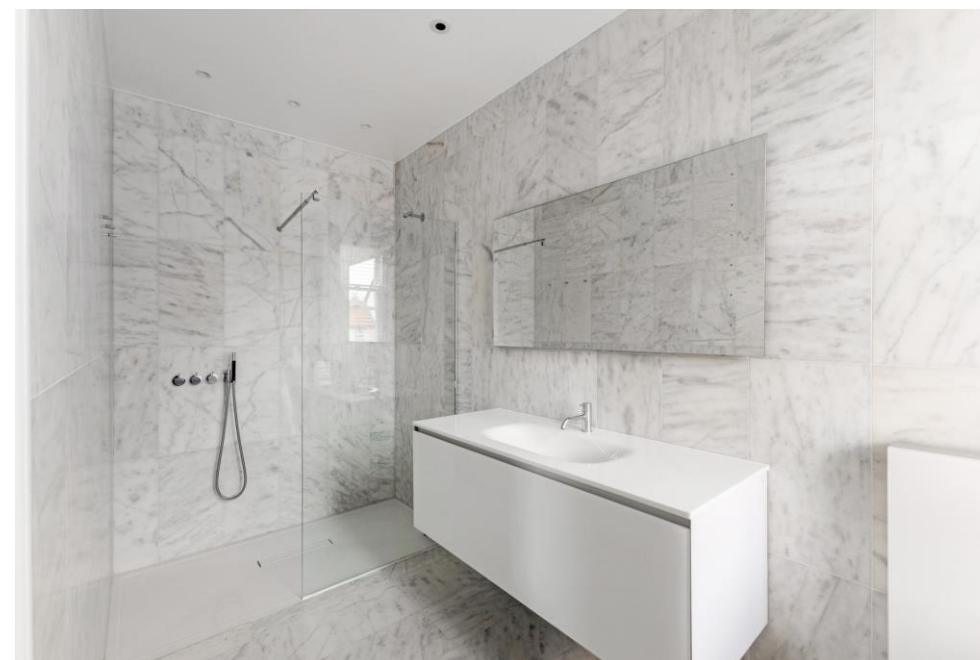
The Property is Freehold

### LOCAL AUTHORITY

Council Tax Band G

Oxford City Council

Telephone: 01865 249811





## DESCRIPTION & SITUATION

Homes like this rarely come to the market. Behind this handsome facade is a stylish contemporary interior designed by the current owner with no detail too small to be overlooked. From the lighting and underfloor heating systems the ground floor accommodation flows with stylish flooring providing an incredible living space ideal for entertaining. Upstairs the master bedroom suite exudes opulence with en suite wetroom and large walk in dressing room, formerly the fifth bedroom. There are three further good size bedrooms and a bathroom and shower room. There is also a very useful basement room. Out side to the rear is a delightful enclosed rear garden and a fantastic studio which is currently used as a gymnasium. To the front is an off road parking space and the area also operates a residents parking zone.

The property is situated within level walking distance of the vibrant Summertown shopping parade which has supermarkets, a Marks & Spencer food hall, cafés, restaurants and independent shops. The Oxfordshire Health and Racquets Club is also nearby. There are also renowned private and state schools which are easily accessible. There are regular bus services to the more comprehensive facilities of Oxford City Centre. Oxford Parkway Railway station provides excellent access to London (Marylebone) 2 miles to the north. There are also rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports. There is also good access to the Oxford ring road, A34, A40, A44 and M40 junction 9.





Approximate Floor Area = 183.4 sq m / 1974 sq ft  
Basement = 20.4 sq m / 219 sq ft  
Outbuilding = 17 sq m / 183 sq ft  
Total = 220.8 sq m / 2376 sq ft



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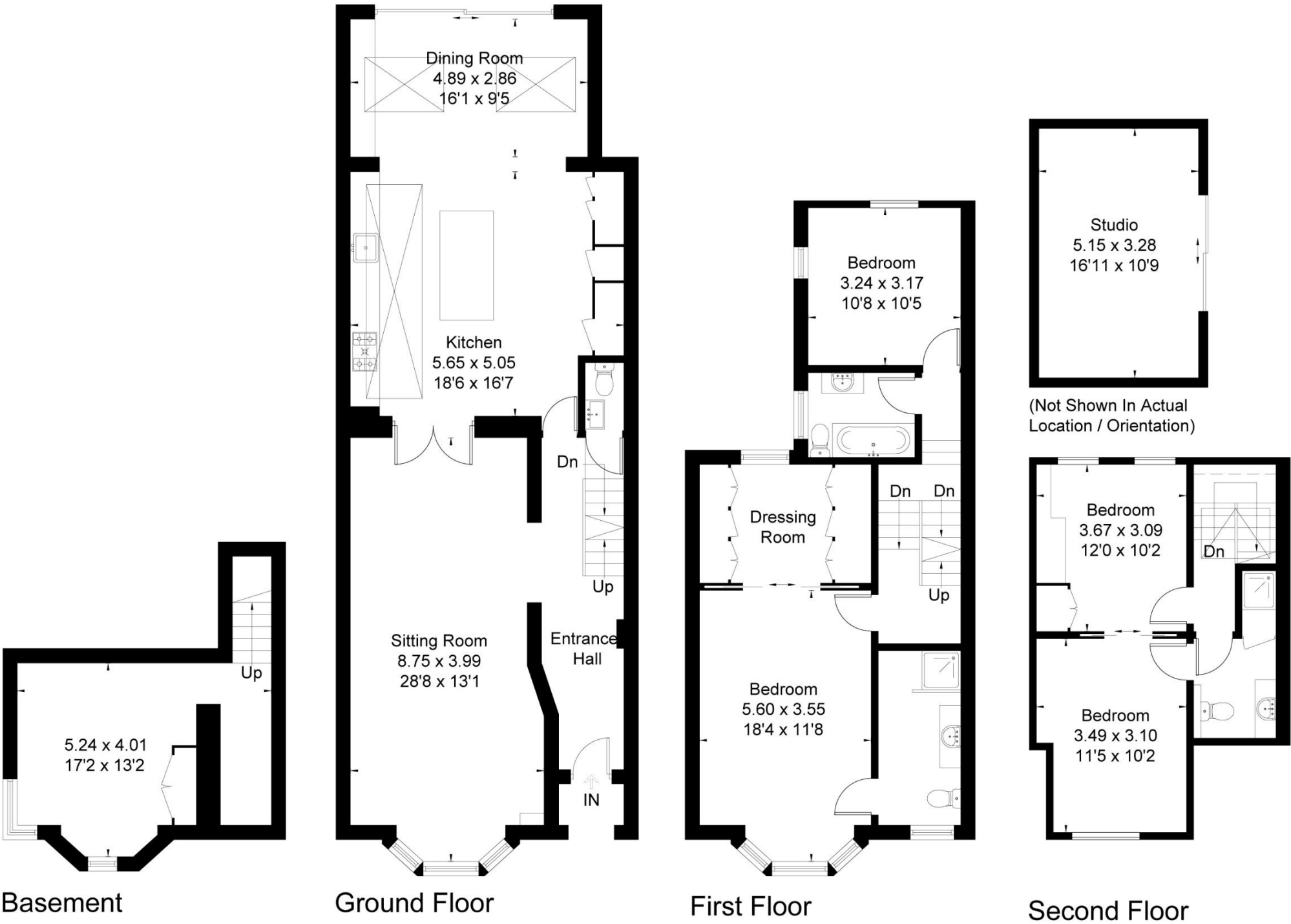
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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87575

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |