



Harpes Road, North Oxford



Wonderful family home on a large corner plot.

Unique and exciting opportunity to purchase a detached family home with off street parking, large south facing garden and modernisation potential close to Summertown which has an array of upmarket eateries, boutiques, and private schools. Light and spacious home with vast potential of circa 1690sqft arranged over two floors with a double aspect sitting room and principal bedroom. There is off street parking to the front and an impressive garden which surrounds the property. The garden and house feel very private due to the evergreen hedge which surrounds the plot. Offered for sale with no onward chain.



Guide price: £1,395,000

Local authority: Oxford City Council

Council tax band: G



Location

Harpes Road is a popular side road close to Summertown, it is a short distance from Cutteslowe Park. The park is proud to fly its Green Flag Award. The Green Flag is the standard for parks and green spaces in England and Wales, awarded by Keep Britain Tidy. It is a means of recognising and rewarding the best green spaces in the country. Oxford's sporting and leisure amenities include the Nuffield Health Oxfordshire Health and Racquet club and a selection of Golf clubs. Summertown is also well known for its excellent range of state and independent schools including Cherwell, The Dragon, Summer Fields, Oxford High School and St Edward's. From the Banbury road there are frequent bus services to the city centre.

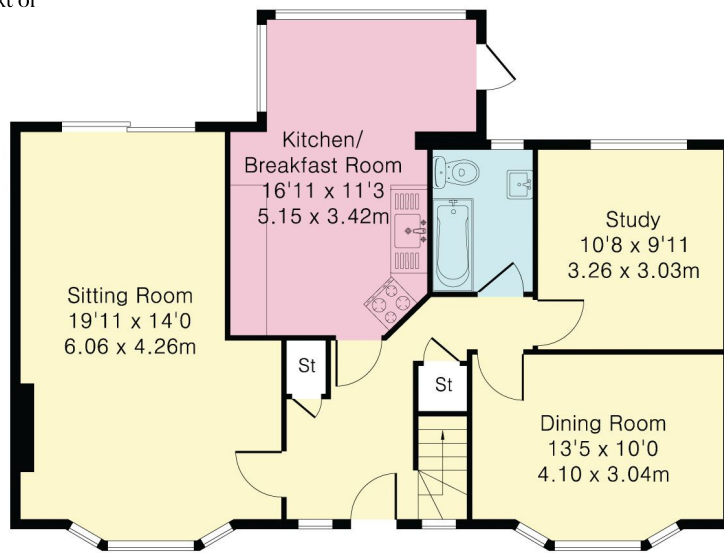




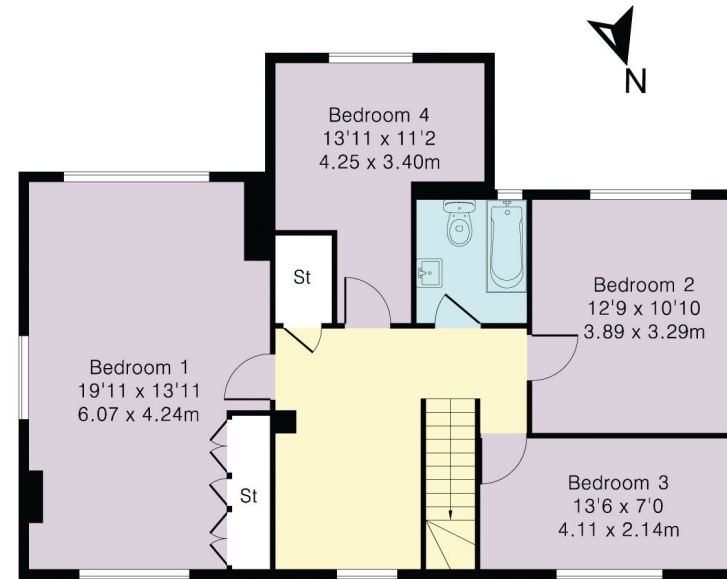


Approximate Gross Internal Area 1690 sq ft – 157 sq m
 Ground Floor Area 851 sq ft – 79 sq m
 First Floor Area 839 sq ft – 78 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Ground Floor



First Floor



Knight Frank
Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
 01865 264862
oliver.saxton@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated January 2024, Photographs and videos dated January 2024.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

