

# 29A Blandford Avenue

Oxford





# A well-presented modern townhouse close to excellent schools and shopping facilities.

Oxford city centre 3.8 miles. Oxford Parkway station 1.4 miles. Oxford station 3.1 miles. Summetown 1 mile.  
(Distances are approximate)



5



4



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## Summary of accommodation

### Blandford Avenue

**Ground floor:** Sitting room | Dining room | WC | Kitchen | Utility room

**First floor:** Three bedrooms all with en suites

**Second floor:** Two further bedrooms | Family bathroom

### Outside

Patio | Terrace | Private Parking | Vehicle electric charging points

## Situation

Times and distances are approximate.

Blandford Avenue is a popular side road in north Oxford. It has good access to the city centre, and Summertown as well as Oxford Parkway rail station.



Summertown has an excellent range of shopping with an M&S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants, Daunts bookshop, and Ferry sports centre.



Oxford is well known for its excellent range of state and independent schools, including Cherwell, the Swan School, the Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School.



There are frequent bus services to the city centre. The city has excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4.



There is a rail service from Oxford main line to London Paddington, taking 52 minutes; from Oxford Parkway, there are services to London Marylebone for 52 minutes. From the coach station at Gloucester Green there are regular services to London Victoria, Heathrow and Gatwick airports.





## Blandford Avenue

This well-presented house has almost 2400 square feet of family living space. It was built by Gomm Developments, the well-known North Oxford builders and offers comfortable and stylish accommodation, which the current owners have improved.

The house has strong eco credentials, with underfloor heating on the ground floor, an Anderson 7kW EV charger, solar panels on the roof and a B-rated EPC. The front door opens into the generous hall, with the sitting room to the side with a wood-burning fire, the dining room to the rear, and a WC in the hall. The heart of the house is the spacious kitchen/breakfast room, which is extensively fitted with a range of units, a central island and large glazed doors to the garden.

The first floor has the main bedroom at the rear with fitted wardrobes and an ensuite shower room. There are two further ensuite bedrooms; on the top floor, there are two bedrooms; one could be used as a study. There is also a large family bathroom.

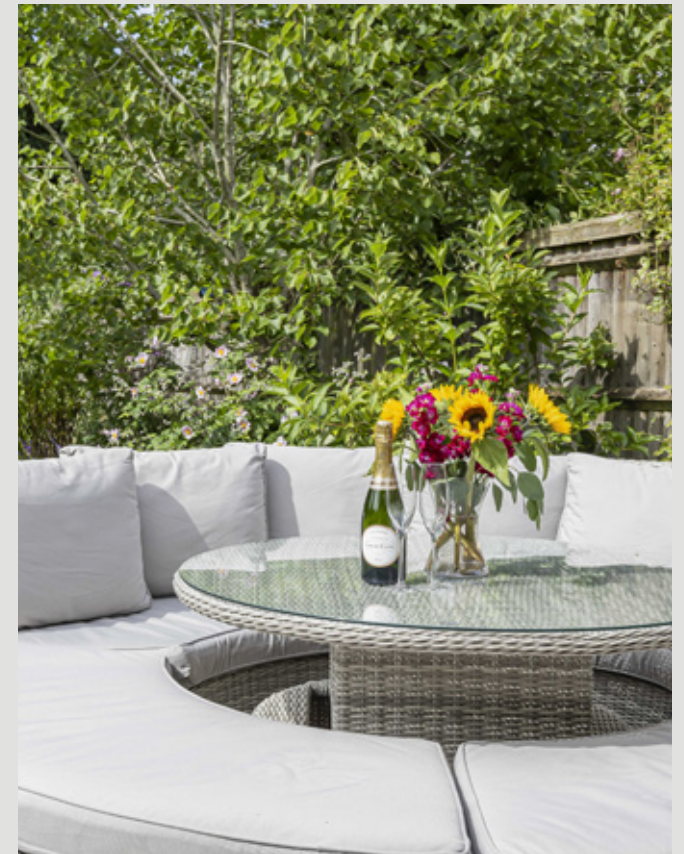




GARDEN AND GROUNDS







## Garden

The house sits well back from the road, with parking to the front for at least two cars. There is side access to the rear garden, which is laid to lawn and flanked by well-stocked herbaceous borders. There is also a large paved terrace immediately to the rear of the house.

# FLOOR PLAN

Approximate Gross Internal Floor Area

Total: 221.1 sq m / 2,380 sq ft



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.



## Property Information

**Services:**

Main water, electricity, drains

**Tenure:**

Freehold

**Local Authority:**

Oxford City Council

**Council Tax Band:**

G

**EPC:**

B

**Postcode:**

OX2 8EA

**Guide Price**

£1,650,000

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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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.

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Particulars dated: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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