

Charlbury Road

Oxford





A substantial house and large gardens in this prime residential road close to schools.



Summary of accommodation

House

Ground floor: Living room | Kitchen/breakfast room | Utility | WC's | Dining room | Conservatory | Study
Play/family room | Lounge | Store | Garage

First floor: Principal bedroom | 7 further bedrooms, one with dressing room and en suite | 2 family bathrooms | WC

Second floor: Bedroom

Garden

Terrace | Lawned garden | In and out drive | Parking

Situation

Times and distances are approximate

Charlbury Road is a prime residential road in the heart of the North Oxford Victorian Conservation Area. It is well positioned for Oxford's excellent range of schools with the Dragon, Wychwood and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School, and Summer Fields within easy reach.

It is close to University Parks for lovely walks along the river. There is good access to Summertown's day-to-day shopping facilities, including Marks & Spencer Food Hall, two other supermarkets, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club. There are also dentist and doctor surgeries. There is a farmers market every two weeks in North Parade and in Jericho, there are two small supermarkets, a number of individual shops, the Phoenix Picturehouse cinema and a number of bars and restaurants.

The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London.

The Oxford rail station has regular services directly to London Paddington (approximately 53 minutes), and Oxford Parkway station has services to London Marylebone (approximately 62 minutes).



The Property

The house offers considerable accommodation with approximately 8500 square feet over three floors and sits on a generous plot of just over 0.5 acres, one of the largest in the area. Internally, well-proportioned rooms are enjoying good natural light, high ceilings and considerable period detail, including stained glass windows, cornicing, fireplaces, wooden flooring and a large staircase window. There are 6/7 reception rooms around the large reception hall and a large kitchen/breakfast room with utility and store rooms behind.

The first floor has a unique ballroom measuring almost 50 feet long by 27 feet, with wooden floors, lovely views over the garden, and an ornate ceiling. It could provide a wonderful bedroom suite. There are 6/7 bedrooms further, with the main bedroom having a large ensuite bathroom and dressing room. There are three bath/shower rooms and a generous landing. The top floor has a bedroom and loft store room.







FLOORPLANS

Approximate Gross Internal Floor Area

Total: 788.8 sq m / 8,491 sq ft (Including Garage/Excluding Void)



PROPERTY INFORMATION

Gardens and Grounds

The walled garden is particularly attractive, it is laid to lawn and flanked by well-stocked herbaceous borders. It contains several mature trees, and there is a large paved terrace at the rear for alfresco dining and entertainment. To the front, there is parking for several vehicles and an in and out drive.

Property Information

Tenure:
Freehold

Local Authority:
Oxford City Council

Council Tax:
Band H

EPC:
E

Viewings:

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

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.



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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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