

Davenant Road, North Oxford, OX2

Detached, south facing garden, off-street parking, high specification, no onward chain.

Description

Exceptional four-bedroom, three-bathroom, detached, gated, family home with south facing garden, off-street parking, carport, side access and no onward chain located on a highly sought-after residential tree-lined road in north Oxford. Set within close proximity of Summertown, this best-in-class family home has been modernised to a very high standard by the current owners with light and spacious interiors throughout. The ground floor features a hallway entrance with storage, a shower room, an open-plan double-aspect kitchen/dining room, with the kitchen boasting integrated Bosch/Siemens appliances, underfloor heating and a door to the garden. Additionally, there is a separate, spacious sitting room with Kahrs engineered wood flooring and sliding doors leading to the patio and garden. In the first floor, there are three double bedrooms and a family bathroom with underfloor heating. Additionally, the principal bedroom has a well-appointed en-suite bathroom with underfloor heating. All three bedrooms in this floor have built in wardrobes. The principal bedroom and bedroom three overlook the landscaped south facing garden. In the second floor, there is an additional spacious bedroom and plenty of storage space. The three bathrooms have been finished to an exceptional standard with Duravit, Geberit, Grohe and Merlyn bath, shower and sanitary fittings. The property is light throughout, with new energy efficient Idealcombi Danish triple-glazed timber-aluminium composite windows and doors as well as a multi-zone heating system. To the front is a gravelled driveway with off-street parking, side access to the garden and carport with additional storeroom. There is a charming enclosed south facing garden with ice granite patio and lawn area with landscaped raised border.



Distances

Summertown Shops c. 0.6 miles, Nuffield Health Gym c.1 mile, A34 c.1.3 miles, Oxford city centre c.2.5 miles, Oxford mainline station (services to London Paddington) c.2.5 miles, Oxford Parkway Station (services to Marylebone) c.1 mile (All distances are approximate).

Location

Davenant Road lies in the heart of north Oxford, close to all of Summertown's excellent shopping and recreational facilities and a short walk away. Summertown offers an array of shops, restaurants, artisan bakers and coffee shops, and an M and S Food Hall. In addition, there are two gyms, doctors and dentists surgeries. The house is also close to Port Meadow for river and canal side walks. Oxford Parkway rail station is nearby with services to London Marylebone. From Gloucester Green, there are regular services to London Heathrow, Victoria and Gatwick airports. The city is very well served with an excellent choice of schools, both state and independent for all ages, including The Dragon and its Preparatory School, Oxford High School, St Edward's, Summer Fields, Wychwood School for Girls, the Swan, Cherwell School and Headington School amongst others.

Property information

EPC: C

Local authority: Oxford City Council

Tenure: Freehold

Council Tax Band: G

Guide Price: £1,350,000

Viewings

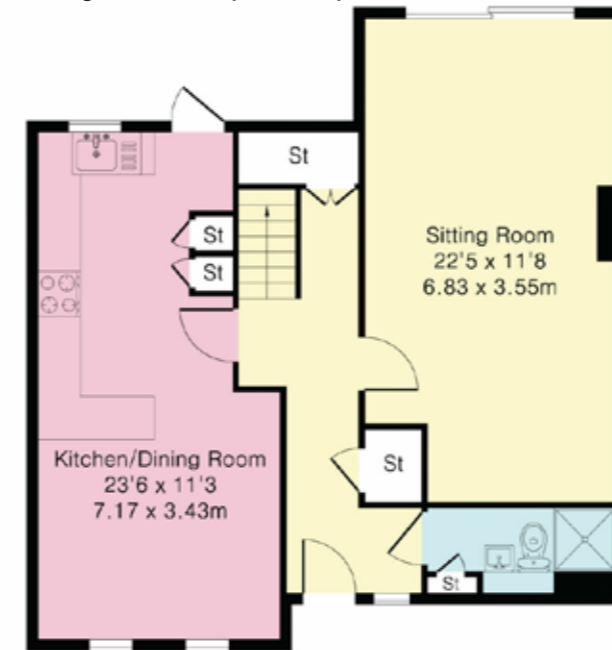
By appointment through sole selling agent Knight Frank.



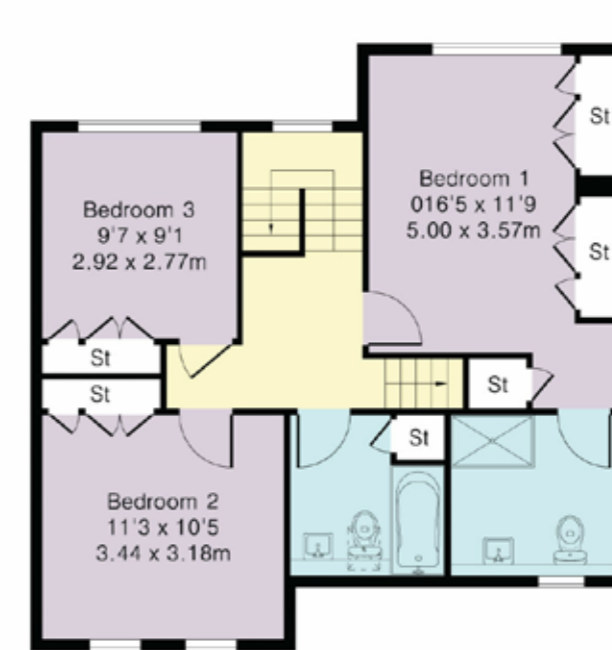


Approximate Gross Internal Floor Area
 Ground floor = 61 sq m / 658 sq ft
 First floor = 58 sq m / 626 sq ft
 Second floor = 31 sq m / 337 sq ft
 Total area = 150 sq m / 1,621 sq ft
 Outbuilding area = 21.13 sq m / 227 sq ft

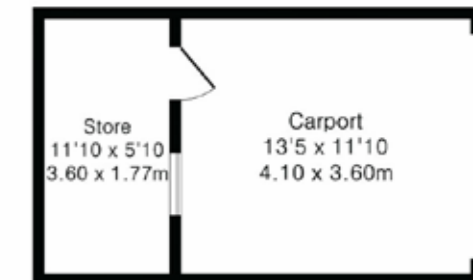
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



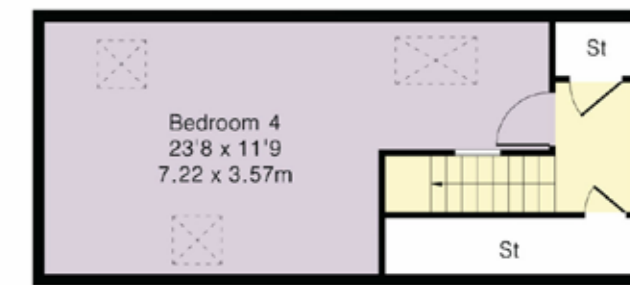
Ground Floor



First Floor



Carport/Store



Second Floor

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I would be delighted to tell you more

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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 April 2024. Photographs and videos dated April 2024.

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