

Beech Croft Road

Oxford



 Knight
Frank



An immaculately presented period home with off-street parking in this sought-after Summertown location.

Oxford 1.6 miles, Oxford station 2 miles, Oxford parkway 2.5 miles
(All distances are approximate)



Summary of accommodation

Main House

Basement: Family room | Utility

Ground floor: Lounge | Kitchen/Dining room | WC

First floor: Three Bedrooms | Two Bathrooms

Second floor: Two Bedrooms

Situation

Times and distances are approximate.



The house is ideally placed for all the amenities in Summertown. It provides excellent shopping with an M&S Food Hall, three other supermarkets, artisan bakers and coffee shops, restaurants, a library, dentists, and doctor's surgeries. In addition, there is Ferry Sports Centre and the Nuffield Health and Racquets Club on Woodstock Road.



The house is very well situated for a wide range of state and independent schools. It is the catchment of SS Philip and James Primary School and close to Summer Fields, St. Edwards, Dragon, Swan and Cherwell School. Further afield are d'Overbroecks, Magdalen College School, Headington, Wychwood amongst others.



Oxford Parkway is close by for rail commuters, with services to Marylebone in 52 minutes. There are frequent bus services to the city centre on both Banbury and Woodstock Roads.



Port Meadow is a short walk providing delightful river and canal side walks to Wolvercote, the Trout and Perch pubs.



The Property

This impressive four-storey, five bedroom house has been extensively refurbished throughout by the current owners to create a stylish, well-planned family home. The front door opens into a lovely hall with an open-plan reception to one side. Facing south, this room enjoys wonderful natural light with large sash windows and plantation shutters. It has two open fireplaces, high-quality wooden flooring, and French doors that lead to the beautiful garden. To the rear of the hall is a WC and a separate cloakroom cupboard. The thoughtfully designed kitchen is fitted with an excellent range of floor and wall units with wooden work surfaces, stone tiled floor and double doors to the garden.

The lower ground floor has a very good utility area with fitted units leading to an excellent home office and family room with good ceiling height, fitted bookshelves, a large built-in desk and extensive fitted cupboards.

The first floor has a spacious main bedroom to the front with fitted wardrobes. On this floor, there are two further bedrooms with fitted wardrobes, a high-quality bath and a shower room with marble tiling and a further shower room.

The second floor has two bedrooms with fitted wardrobes, which could easily be converted to create a single loft suite if required.





FLOOR PLAN

Approximate Gross Internal Floor Area

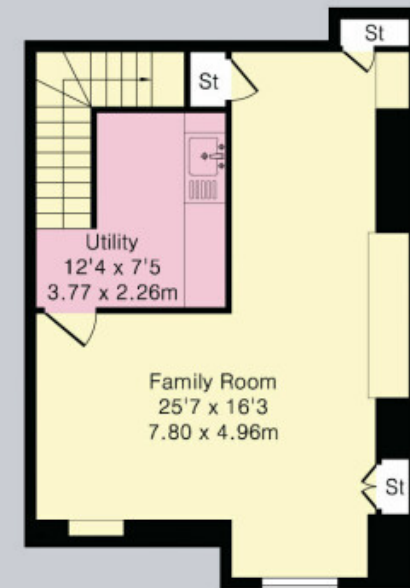
Basement: 41 sq m / 440 sq ft

Ground Floor: 67 sq m / 723 sq ft

First Floor: 68 sq m / 732 sq ft

Second Floor: 32 sq m / 344 sq ft

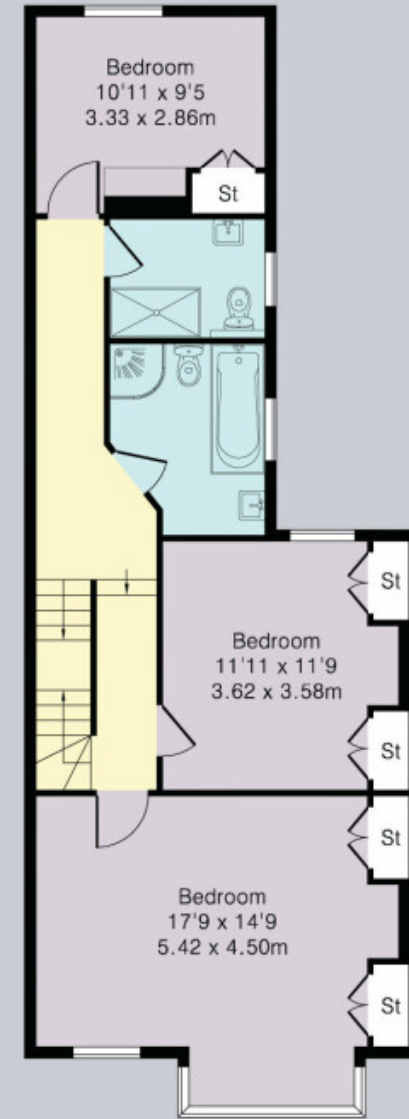
Total Area: 208 sq m / 2,239 sq ft



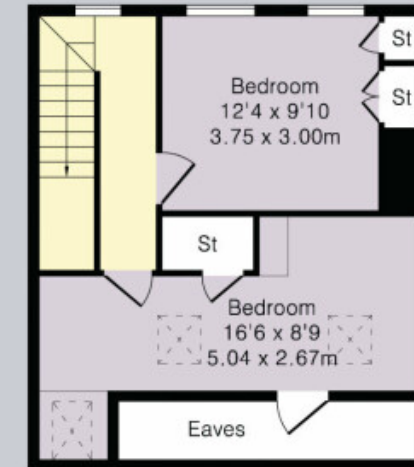
Basement



Ground Floor



First Floor



Second Floor



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



Outside

The attractive garden is laid to lawn with well-stocked borders, a paved terrace off the kitchen and, at the rear, a larger dining terrace perfect for entertaining with a useful garden shed. The house benefits from two off street parking spaces and an electric vehicle charging point.

Property Information

Tenure:
Freehold

Council Tax Band:
G

Local Authority:
Oxford City Council

EPC:
D

Viewings:

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





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

William Kirkland
01865 264 865
william.kirkland@knightfrank.com

knightfrank.co.uk

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: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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