



FARNDON ROAD




Oxford





# A HANDSOME AND SUBSTANTIAL HOUSE WITH SOUTH-FACING GARDEN AND PARKING IN THIS POPULAR SIDE ROAD.

The house offers exceptional living space over four floors with high ceilings and bay windows and was originally designed by Galpin and Shirley and believed to have been built circa 1880.

			EPC
5	3	3-4	C

Local Authority: Oxford City Council  
Council Tax band: H  
Tenure: Freehold





## DESCRIPTION

Steps lead to the front door, which opens into the welcoming hall. To the rear, there is a study/family room with a door and steps to the garden. The main reception room is open-plan, with two open fireplaces, one with a wood-burning stove, stripped wooden floors, fitted bookshelves and large bay windows, which ensure this room has excellent natural light. There is also a WC on this floor. The lower ground floor has a large, light open kitchen/breakfast room with an extensively fitted kitchen with blue gas Aga, space for a large dining table, fitted bookshelves and doors to the terrace. There is also a separate utility room, a bathroom and a door to the side passage. The first floor has the main bedroom, which has fitted wardrobes and enjoys views over the garden. There is an ensuite bath/shower room and a further bedroom. The top floor has two large and one small double bedrooms, and a third bathroom with a shower.







## LOCATION

Farndon Road lies in the heart of the North Oxford Victorian Conservation Area, just off Woodstock Road. It is close to all the amenities of Jericho, including restaurants, coffee shops, two public houses and Phoenix Picturehouse Cinema. Port Meadow is nearby, with lovely river and canal-side walks to the Perch and Trout pubs, Medley Manor Fruit Farm and Wolvercote. The house is in the catchment area for SS Philip and James Primary School and is close to The Dragon, Oxford High School, St Edward's, Wychwood School for Girls, the Swan and Cherwell School amongst others. There are excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service to London Paddington, taking approximately 55 minutes, and from Oxford Parkway, there are services to London Marylebone in approximately 66 minutes. From the coach station at Gloucester Green there are services to London Victoria, Heathrow and Gatwick airports. From Woodstock Road there are bus services to the city centre.



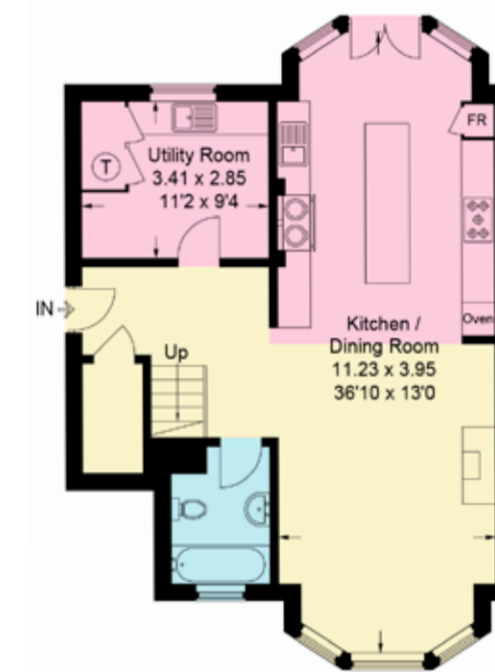


## OUTSIDE

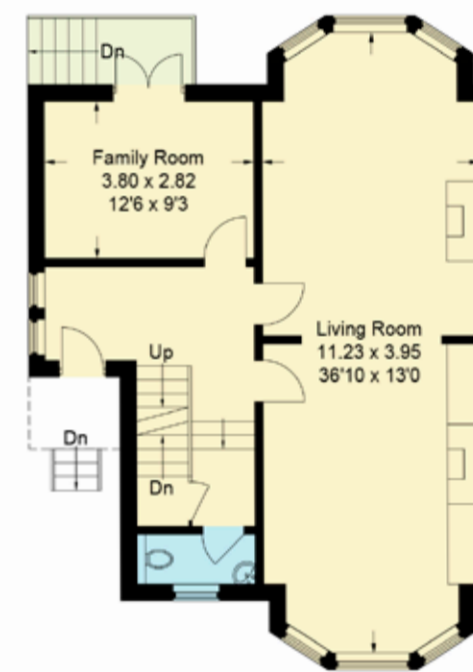
The walled garden is south-facing and to the rear of the house. Approached from the kitchen is a secluded patio. Steps lead up to the main garden, which has a lovely paved dining area that leads onto the lawn. A gravel path at one side with herbaceous borders leads to the rear, where there is a large garden office/gym with electricity and plumbing and bicycle store. To the front is a large gravel parking area for 4/5 cars and an EV charger.



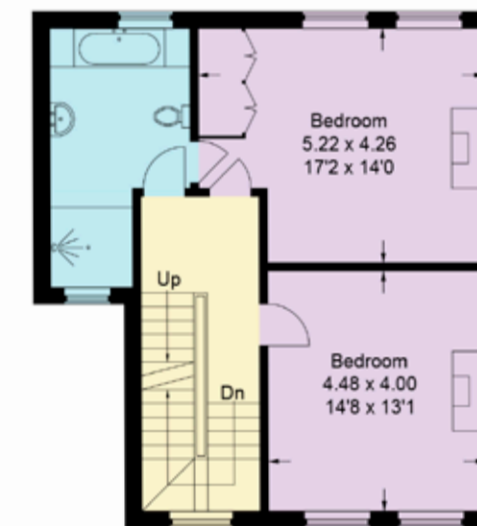




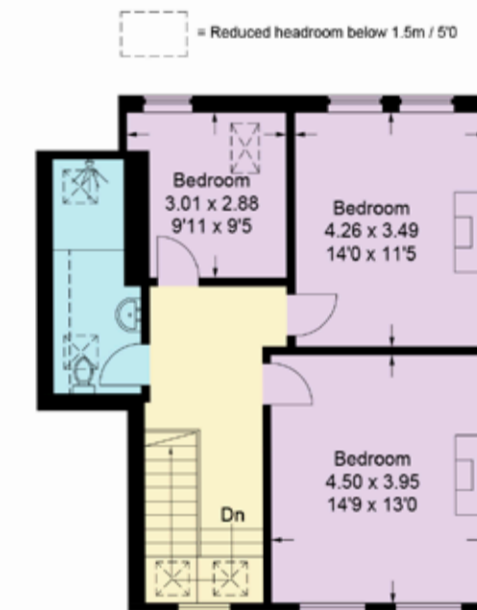
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Gross Internal Area = 264.7 sq m / 2,849 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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