



79 Middle Way

Oxford





An attractive house with lovely gardens and parking in this convenient location.


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Summary of accommodation

Main House

Ground floor: Sitting room | Dining/living room | Kitchen | Utility | Garden room


First floor: Three Bedrooms | Bathroom


Garden


Situation


Times and distances are approximate.

Middle Way is a very convenient location in north Oxford and is within close proximity of Summertown.

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

 The Nuffield Health and Racquets Club is close by on Woodstock Road.

 There is a wide range of schools nearby with Dragon Pre-Prep, St. Edward's, Summer Fields, the Swan and Cherwell, amongst others and the house is very well positioned for these.

 There are bus services on both Woodstock and Banbury Roads to the city centre. Oxford Parkway rail station is less than two miles away and has rail services to London Marylebone from 52 minutes



The Property

Lying on this side road close to the Summertown shops, this attractive house offers well-planned practical accommodation over two floors. The house is set back from the road with off-street parking for two cars, and a side gate leads through to the rear garden.

The front door opens into the hall, with the open-plan sitting/dining room to one side. This lovely light room has two open fireplaces, one with a gas fire, and fitted bookshelves with cupboards. There are sliding doors between both rooms, enabling them to be closed off if required.

Glazed double doors lead through into the conservatory, which enjoys views over the garden. Off the conservatory is the utility room with WC and fitted cupboards. The well-fitted kitchen is to the rear of the house and opens into the conservatory.

On the first floor, overlooking the garden, is the main bedroom with fitted wardrobes. There are two further bedrooms, one with wardrobes and a bathroom.





FLOOR PLAN

Approximate Gross Internal Floor Area
Ground Floor: 72.7sq m / 782 sq ft
First Floor: 46.9 sq m / 505 sq ft
Total Area: 119.6 sq m / 1,287 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

Outside

The garden is particularly attractive and laid to lawn with well-stocked herbaceous borders. There are two useful garden sheds and there are several productive fruit trees, including apple, pear, quince and plum and a small vegetable garden.

Property Information

Tenure:
Freehold.
Council Tax Band:
E
Local Authority:
Oxford City Council
EPC:
D
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: September 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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