






CHARLBURY PLACE

276 Woodstock Road, Oxfordshire



LOCATED IN CENTRAL SUMMERTOWN 4 CHARLBURY PLACE IS A
BEAUTIFULLY DESIGNED MODERN SEMI-DETACHED HOME
FORMING PART OF AN EXCLUSIVE DEVELOPMENT OF JUST SIX
BEST IN CLASS PROPERTIES.

Built in 2016 to an exceptional standard, it enjoys a quiet setting in central Summertown with off street parking for two cars and rear gardens backing onto the green expanse of Alexandra Park and the tennis courts.

			EPC
4	4	2	TBC

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

SITUATION

Offering nearly 3,000 sq ft of thoughtfully arranged accommodation across four floors, this impressive home is filled with natural light and finished with an eye for both style and functionality. The centrepiece is the spacious open-plan kitchen, dining and family room fitted with sleek Bulthaup cabinetry and high-specification Miele appliances. With direct access to the garden, this space is ideal for everyday family life and entertaining. A study to the front and a cloakroom complete the ground floor. Designed with practical living in mind, the home features generous built-in storage throughout, underfloor heating to the ground floor and a whole-house heat recovery ventilation system that ensures balanced, energy-efficient airflow throughout. The first floor offers a generous dual aspect sitting room with doors opening onto a balcony overlooking the garden and Alexandra Park. This level also features an en suite bedroom and a well-equipped utility room. On the second floor, the principal bedroom suite includes a dressing area and en suite bathroom, alongside another large en suite bedroom. A further bedroom occupies the top floor, with access to a second private balcony and far-reaching views over the park. Outside, the low maintenance walled garden includes a paved landscaped terrace perfect for outdoor dining. At the front, the property benefits from allocated parking for two cars, additional visitor spaces, and gated side access.

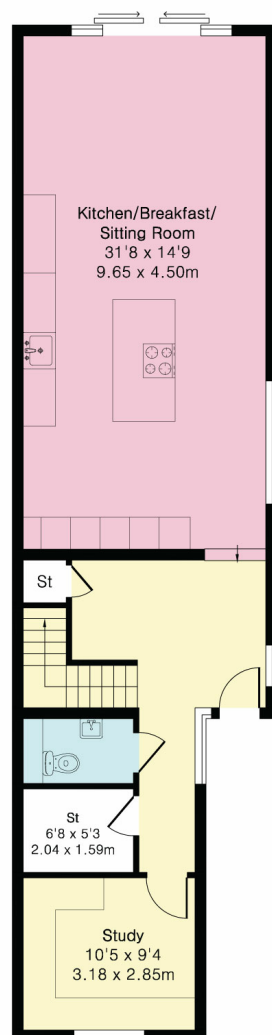
LOCATION

The property is on the doorstep to Summertown and just over a mile from central Oxford, with excellent bus connections and nearby access to the ring road, A40 and M40. Summertown offers an array of shops, restaurants and a Marks & Spencer food hall. The property is also close to renowned schools including St. Edward's and The Dragon. Both Oxford station and Oxford Parkway offer direct rail services to London.

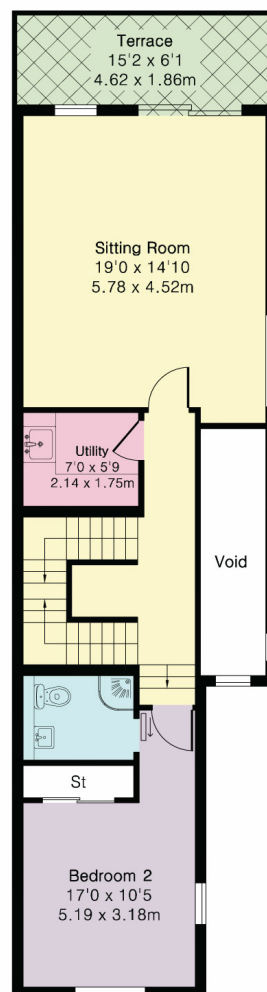




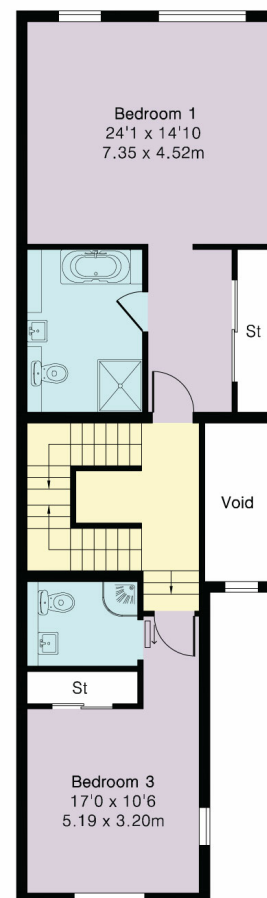




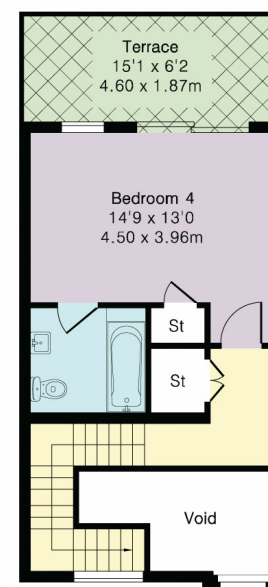
Ground Floor



First Floor



Second Floor



Third Floor



Approximate Gross Internal Area = 229 sq m / 2461 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.



We would be delighted
to tell you more.

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