






4 UPLAND PARK ROAD

Oxford



A DETACHED HOUSE ON THE SOUTH SIDE OF THIS POPULAR NO-THROUGH ROAD IN NORTH OXFORD.

The house occupies a generous plot and is set back from the road with off street parking to the front.

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3	3	3	TBC

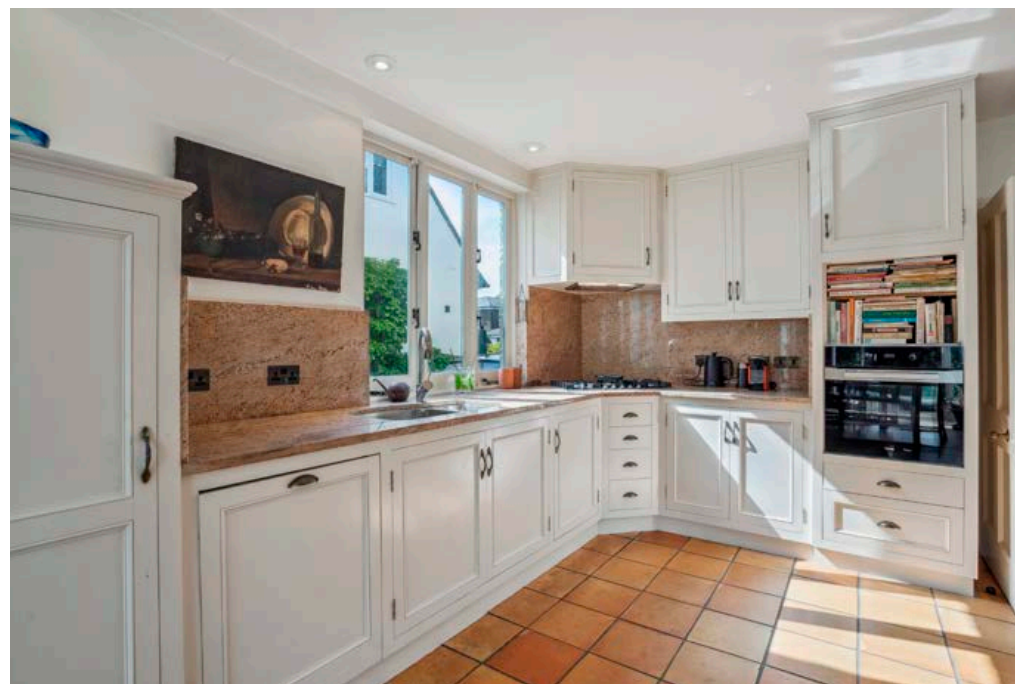
Local Authority: Oxford City Council
Council Tax band: G
Tenure: Freehold

LOCATION

Upland Park Road is a quiet no through road to the north of Summertown. Within Summertown there are an excellent range of shops including an M and S Food Hall, artisan bakers, restaurants and coffee shops. It is also close to a wide range of schools for all ages including the Dragon, Oxford High School, St Edward's, Wychwood School, the Swan and Cherwell School.

The city has excellent communications with access to the M40, connecting to London and Birmingham, 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 services to London Marylebone in 65 minutes. From the coach station at Gloucester Green there are regular services to London Victoria, Heathrow and Gatwick airports.

Oxford's sporting and leisure amenities include the Nuffield Health Oxfordshire Health and Racquet Club on Woodstock Road and the Ferry Sports Centre in Summertown.





THE PROPERTY

This beautifully arranged home extends over three floors, with the principal rooms enjoying attractive views across the expansive rear garden.

The ground floor offers well-proportioned living space, including a generous kitchen and breakfast room complete with a walk-in larder, a formal sitting room, a study/second sitting room and a separate WC. Adjacent to the kitchen are a laundry room and a utility room, providing convenient access to both the front of the house and the rear garden.

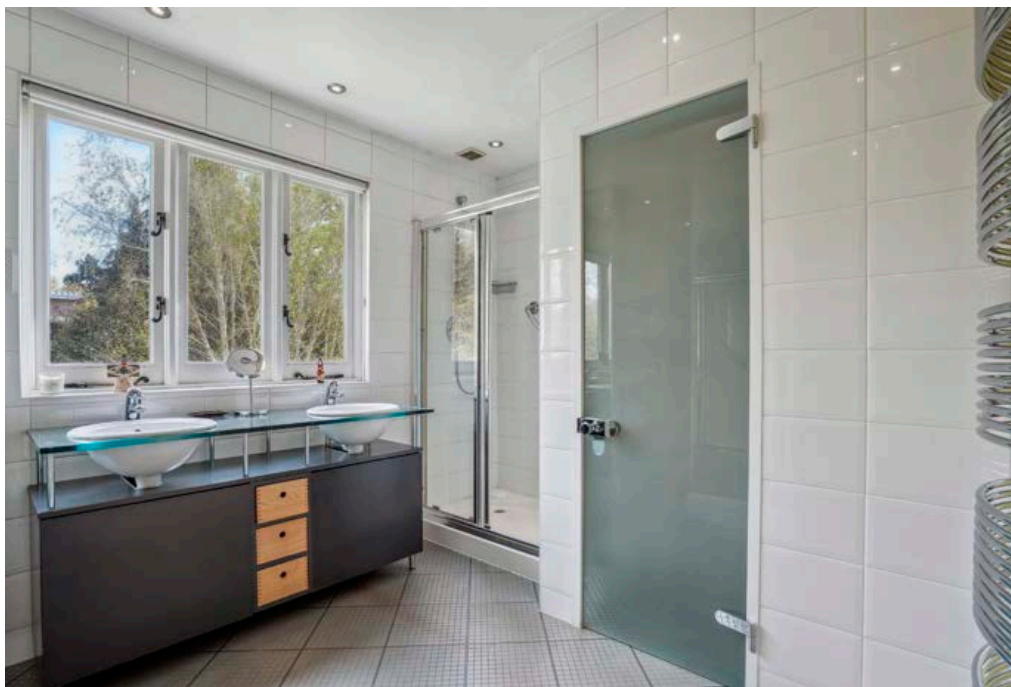
The first floor has been thoughtfully redesigned by the current owners to create a luxurious main bedroom suite, featuring a dressing room, two walk-in wardrobes and a stylish en-suite shower room. This suite offers flexibility and could be reconfigured back to form two separate bedrooms and a bathroom. Also on this floor are a further double bedroom, a family bathroom, and a separate WC.

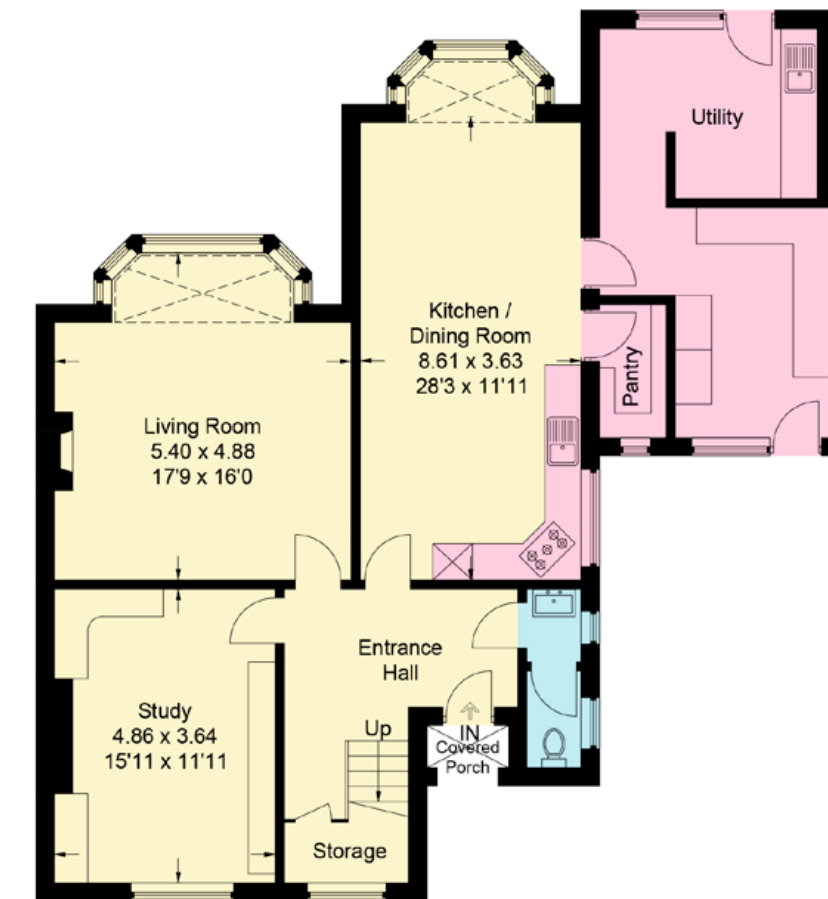
The top floor comprises a spacious and light-filled bedroom, an additional bathroom and a large walk-in cupboard offering ample storage.

The garden is situated to the rear of the property, with a paved terrace opening onto a substantial lawn with an ornamental point, bordered by mature trees and planting, including a well-established camellia.

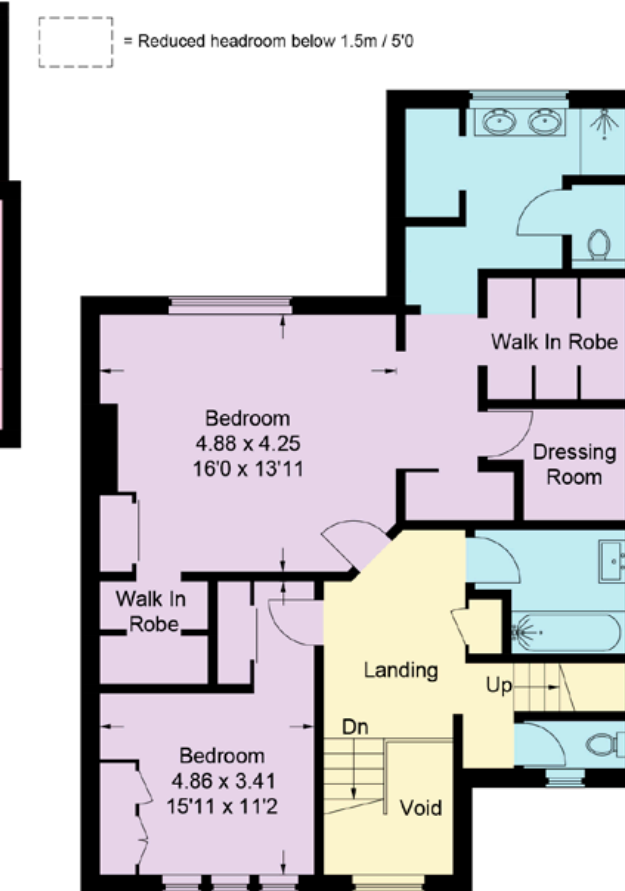
To the front of the property there is off-street parking for up to four cars.







Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 255.1 sq m / 2,746 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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