



LONSDALE ROAD




Oxford





## A DELIGHTFUL RIVERSIDE HOUSE IN A PRIVATE SETTING IN SUMMERTOWN.

Nestled along the tranquil banks of the river, this exceptional home offers generous and beautifully appointed living space across three floors, designed to embrace both family life and stylish entertaining.

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



## DESCRIPTION

The heart of the house is the wonderful kitchen/breakfast room, which, together with the adjacent sitting room, overlooks the lovely gardens. The kitchen is very well fitted with an excellent range of units, a central island and provides a lovely dining area with fine views. Both rooms have underfloor heating, bi-fold doors, large lantern lights providing excellent light, and open on to the large terrace at the back.

There is also a study on the ground floor, a WC, utility room and a garage. Upstairs, the first floor has three double bedrooms, two with ensuite bath/shower rooms, and a family bathroom. The top floor has two further bedrooms, a shower room and large eaves storage. From both the first and second floors, there are lovely views over the garden, river and water meadows beyond. Outside, the landscaped garden stretches down to the water's edge, culminating in a private decked area—a perfect setting for al fresco dining or simply enjoying the river views in complete serenity. At the front of the house there is parking for two cars and bike storage.





## LOCATION

The house is at the end of Lonsdale Road in a quiet cul-de-sac. Lonsdale Road is one of the most popular locations in Summertown and is within walking distance of all the excellent facilities nearby. There is an excellent range of shopping, with supermarkets, artisan bakers, coffee shops and restaurants, together with a Ferry sports centre. The Nuffield Health and Racquets club is on Woodstock Road. Oxford is known worldwide for its beautiful and historical architecture, Universities and Hospitals. The city is also well known for its excellent range of state and independent schools, including Cherwell, the Swan School, The Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School.

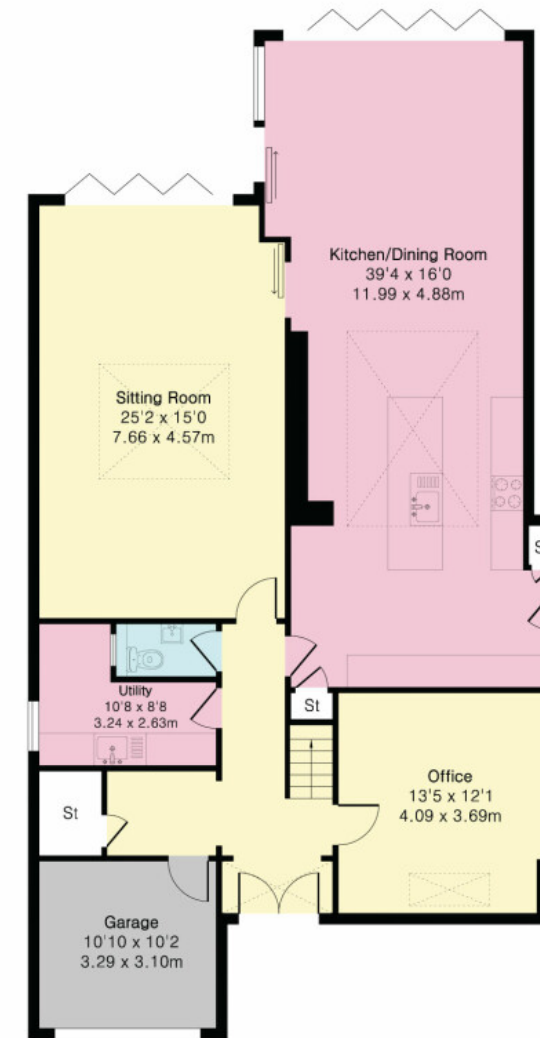
From the Banbury Road, there are frequent bus services to the city centre. The city has excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service from Oxford main line to London Paddington, taking approximately 52 minutes, and from Oxford Parkway, there are services to London Marylebone from 62 minutes. From the coach station at Gloucester Green, there are regular services to London Victoria, Heathrow and Gatwick airports.



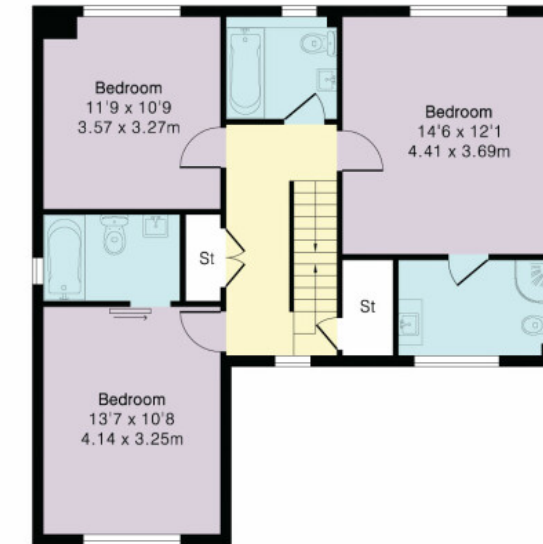




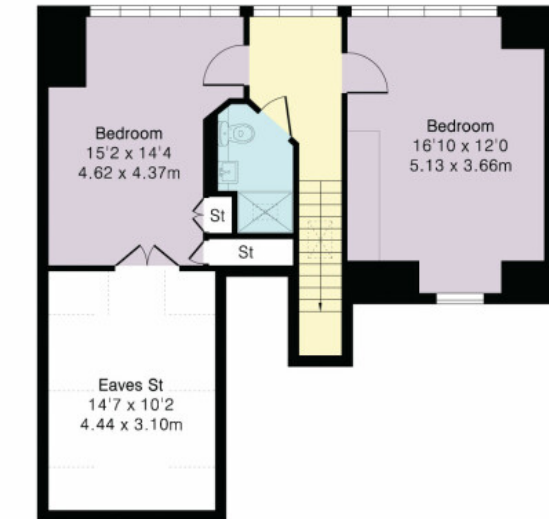




Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area = 250 sq m / 2686 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  
to tell you more.

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