

Woodstock Road

North Oxford





EXCEPTIONAL GATED DETACHED HOME OF OVER 3500SQFT ON THE WOODSTOCK ROAD, NORTH OXFORD.

		
5	4	2

Summary of accommodation Main House

- Ground floor: Study | Sitting room | Kitchen/dining/living room | Utility | WC
- First floor: Principal bedroom with ensuite | Two further bedrooms | Family bathroom | Shower room
- Second floor: Two further bedrooms | Bathroom | Study


Garden and Grounds


Outbuilding | Swimming pool | Lawn


Situation


Times and distances are approximate.


The house is within close proximity of

 Summertown and a wide range of excellent schools nearby, including Dragon Pre-Prep, St. Edward's, Summer Fields, The Swan School and Cherwell College amongst others.

 Oxford Parkway station is less than two miles away and has rail services to London Marylebone.

 Summertown has an excellent range of shops, including an M&S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants, Daunts bookshop, and several dentists and doctor's surgeries.

 There is also the Ferry Sports Centre and The Nuffield Health and Racquets Club on Woodstock Road.

 There are frequent bus services on Woodstock Road to the city centre.



The Property

An exceptional detached family home of over c.3500sqft which has been substantially extended to create versatile accommodation. There is a best in class open plan kitchen/family room which extends to the whole width of the property and overlooks the garden.

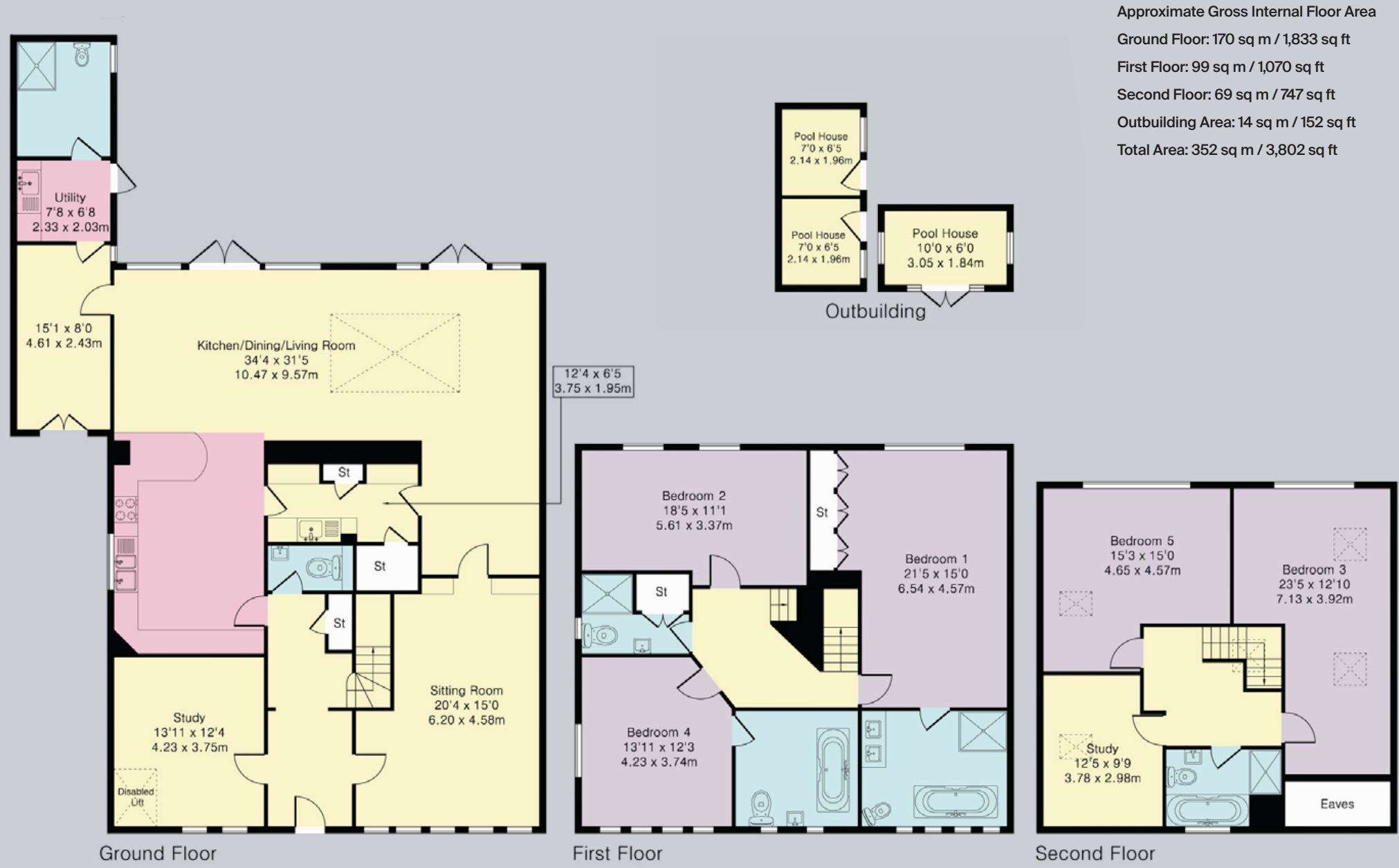
To the rear is a charming large garden which has been landscaped with heated swimming pool, pool house and Summerhouse. To the front, is gated off street parking for several vehicles.

To the rear of the garden, there is an excellent heated swimming pool, beyond which is an impressive summerhouse. The gardens have been expertly landscaped with a number of palm trees and other semi-tropical plants.

The house has had some modifications made to suite the current owners' requirements such as an integrated lift however these can be reverted back.







Property Information

Tenure:
Freehold.

Council Tax Band:
G

Local Authority:
Oxford City Council

EPC:
TBC

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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.



Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: September 2024. Photographs dated: August 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.