






FARNDON ROAD

Oxford



A SUPERBLY PRESENTED HOUSE IN THIS SOUGHT-AFTER SIDE ROAD.

Lying on this sought-after side road, this is an elegant house over four floors comprising 2860 square feet. It has been extended and fully renovated by the current owners to provide a very comfortable family home in the heart of Walton Manor.

			EPC
5	3	4	D

Local Authority: Oxford City Council
Council Tax band: H
Car Parking Spaces: One
Property Area: 2,860 sq ft
Tenure: Freehold

DESCRIPTION

Lying on this sought-after side road, this is an elegant house over four floors comprising 2860 square feet. It has been extended and fully renovated by the current owners to provide a very comfortable family home in the heart of Walton Manor.

The front door opens into the entrance hall that leads to a large study/reception room with a wood-burning stove and bespoke fitted joinery and to the front is the lounge and music room with a bay window. These rooms are also connected by glazed double doors. Steps lead down from the hall to the lower ground floor to an open plan kitchen and dining room with limestone flooring. There is a large central island and breakfast bar with a roof lantern above. The dining area has a vaulted ceiling with a set of rooflights. This wonderful light-filled space enjoys direct access to the landscaped garden with bifold doors that open onto the terrace. There is also a very well-fitted utility room and WC. Off the kitchen is a playroom with a wood-burning stove, and from here, double doors lead to a bedroom with an ensuite shower room.

The first floor has the main bedroom to the front with an ensuite shower room and a walk in dressing room. There is a further bedroom to the rear with a fitted wardrobe and shelves. The top floor has two bedrooms, a bathroom and a store room.

To the front of the house is a gravel drive with an EV charger and a bicycle store. A path at the side of the house leads to the garden. The rear walled garden is lush and laid to lawn with well-stocked borders and a lovely terrace which is flanked by raised flower beds. The house was fully renovated in 2016 and the improvements include new flooring throughout, new bath/shower rooms, kitchen extension, complete rewiring and replumbing and underfloor heating throughout the lower ground floor.





LOCATION

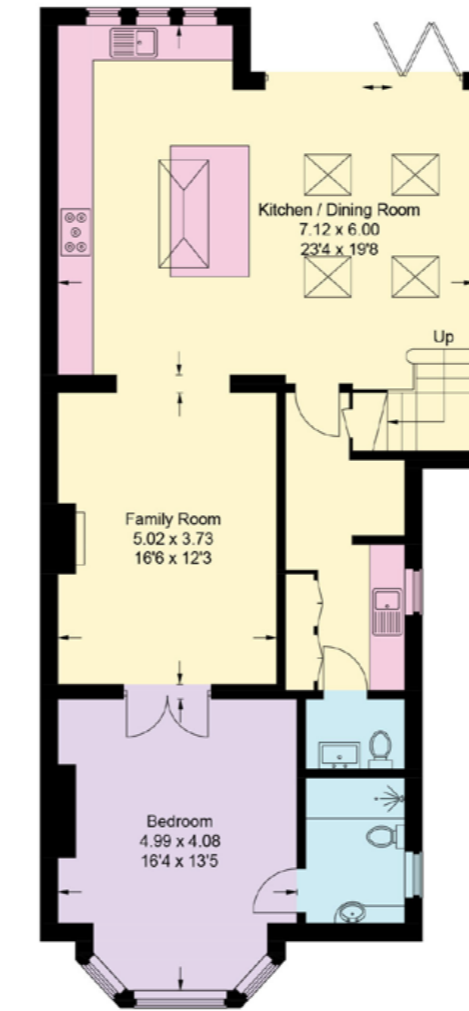
Farndon Road lies in the heart of the North Oxford Victorian Conservation Area, just off Woodstock Road. It is close to all the amenities of Jericho, including restaurants, coffee shops, two public houses and Phoenix Picturehouse Cinema. Port Meadow is nearby, with lovely river and canal-side walks to the Perch and Trout pubs, Medley Manor Fruit Farm and Wolvercote.

The house is in the catchment area for SS Philip and James Primary School and is close to The Dragon, Oxford High School, St Edward's, Wychwood School for Girls, the Swan and Cherwell School amongst others.

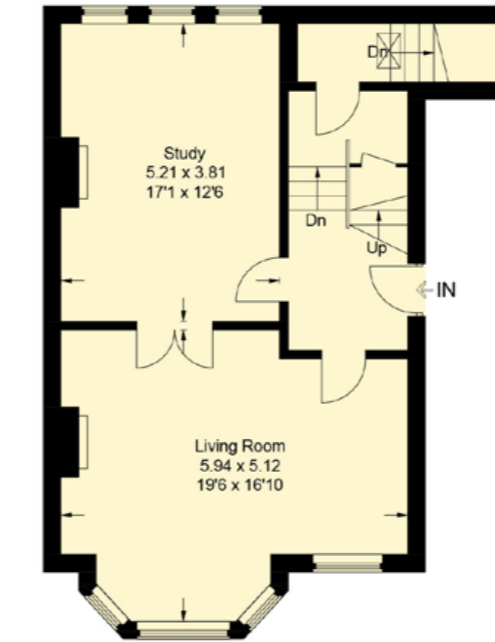
There are excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service to London Paddington, taking approximately 55 minutes, and from Oxford Parkway, there are services to London Marylebone in approximately 66 minutes. From the coach station at Gloucester Green there are services to London Victoria, Heathrow and Gatwick airports. From Woodstock Road there are bus services to the city centre.



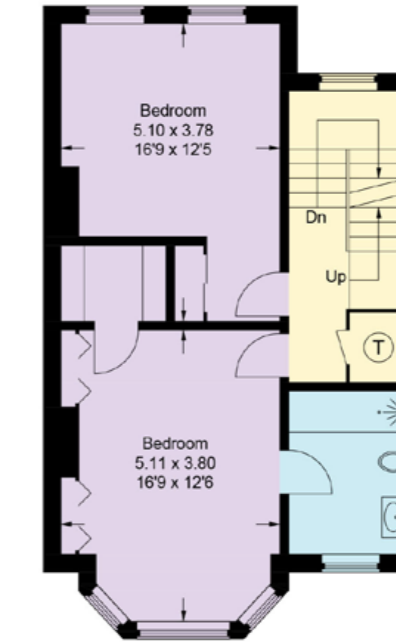




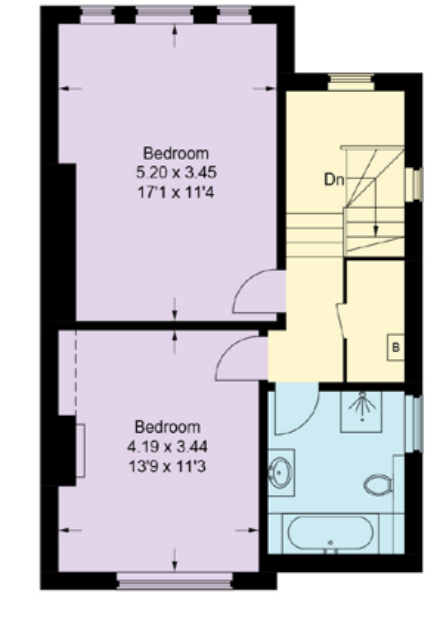
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Lower Ground Floor = 99.4 sq m / 1070 sq ft
 Ground Floor = 59.0 sq m / 635 sq ft
 First Floor = 54.7 sq m / 589 sq ft
 Second Floor = 52.6 sq m / 566 sq ft
 Total = 265.7 sq m / 2860sq 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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