



PARK TOWN, OXFORD

OX2 6SN



A FINE GRADE II LISTED HOUSE IN THIS PRIME LOCATION.

This is a most attractive listed town house with wisteria-clad elevations overlooking the communal gardens to the front.



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EPC

TBC

Local Authority: Oxford City Council

Council Tax band: G

Tenure: Freehold



PROPERTY

There is accommodation over five floors with considerable period detail, including large sash windows with original shutters, open fireplaces, cornicing and picture rails. The property enjoys one of the larger gardens in the crescent and has rear access. Set over five floors, the front door opens into the hall with a study to the front, a reception room to the rear with full height sliding doors opening into the conservatory and steps down to the loggia. There is also a WC on this floor. The lower ground floor has the breakfast/dining room at the front and at the rear the kitchen with a gas-fired Aga. From the kitchen, a door leads through to the original brick arched wine cellars. There is also a WC/utility room on this floor, together with a larder/workshop.





PROPERTY

The first floor has an elegant drawing/music room to the front with full-height sash windows and views over the gardens. There is a bedroom on this floor which could also be a study and this is served by a bathroom on the half landing. The main bedroom with en suite shower room is on the second floor with an adjacent dressing room/bedroom five as well as a separate bathroom. There are a further two bedrooms on the top floor as well as a store room.

The walled rear garden is mostly laid to lawn with well-stocked herbaceous borders, a wonderful magnolia, a plum tree and topiary box hedging. It can be reached from either the conservatory or the lower ground-floor utility room. In addition, there is rear access onto the lane. Park Town is situated just east of the Banbury Road in the North Oxford Conservation Area. It comprises detached and semi-detached villas, together with elegant crescents and terraces built in the mid-1850s in the Regency style. It is well placed for the city centre and all the shopping and recreational facilities in Summertown. Park Town offers a most pleasant and desirable environment with minimal traffic flow and a delightful communal garden. The communal gardens are in the process of being restored.







LOCATION

Park Town lies in the heart of the North Oxford Victorian Conservation Area to the east of Banbury Road. It is well positioned for Oxford's excellent range of schools, with the Dragon and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School, Cherwell, the Swan and Wychwood all within easy reach. Several University departments are nearby, and bus services are on Banbury Road to the city centre, Summertown and Oxford Parkway.

There is good access to all the day-to-day shopping facilities of Summertown, including an M and S Food Hall, other supermarkets, cafes, artisan bakers and restaurants. The Nuffield Health and Racquets Club is on Woodstock Road and the Ferry Sports Centre in Summertown. Slightly further afield are the more comprehensive amenities of Oxford city centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford main station has regular services directly to London Paddington (approximately 52 minutes), and Oxford Parkway station has services to London Marylebone (about 62 minutes).





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Approximate Gross Internal Area
 Lower Ground Floor (Excluding Store) = 64.3 sq m / 692 sq ft
 Ground Floor (Excluding Veranda) = 63.0 sq m / 678 sq ft
 First Floor = 57.1 sq m / 615 sq ft
 Second Floor = 52.7 sq m / 567 sq ft
 Third Floor = 49.7 sq m / 535 sq ft
 Total = 286.8 sq m / 3,087 sq ft



(Including Basement / Loft Room)
 Approximate Gross Internal Area = 286.79 sq m / 3,087 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)



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