



NORHAM ROAD, OXFORD

OX2 6SF



NORHAM ROAD OXFORD

A substantial period house in this prime residential road with planning permission to convert to a single dwelling.



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Local Authority: Oxford City Council

Council Tax band: F

Tenure: Freehold



PROPERTY

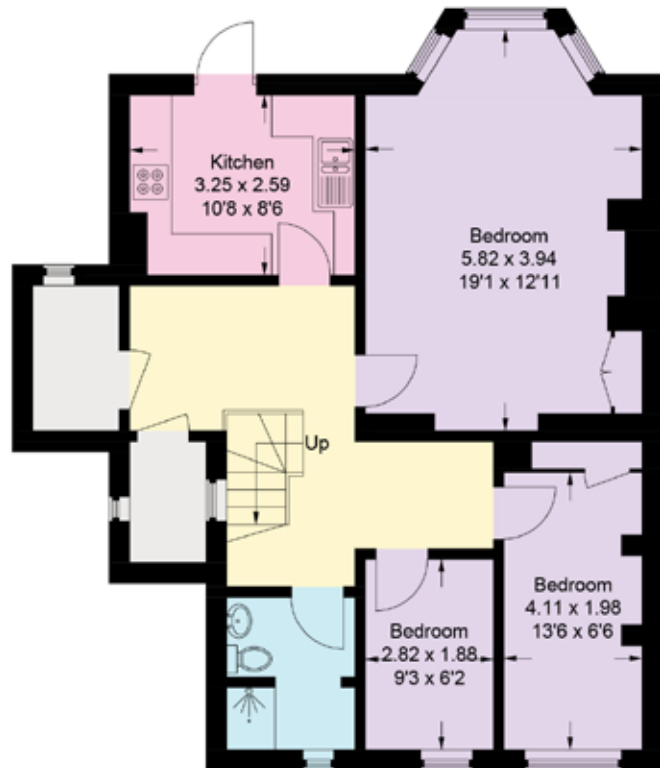
This handsome semi-detached house, dating from 1875, lies on the north side of this prestigious side road. It was designed by Galpin and Shirley and has planning permission ref. 24/02951/FUL for conversion to a residential dwelling. The planning consent provides for the demolition of the existing side and rear extension, together with the rear fire escape, and the erection of a single-storey rear extension to provide a new dwelling of circa 3178 square feet. Full details and plans are available from Knight Frank. The accommodation is over five floors, and the property retains much period detail, including sash windows, open fireplaces and cornicing, together with high ceilings and stripped wooden floors. The rooms are generously proportioned and enjoy good natural light. The current owners have well-maintained the property, including double-glazing almost all the windows.

There is off street parking to the front and at the rear, the mature walled garden is

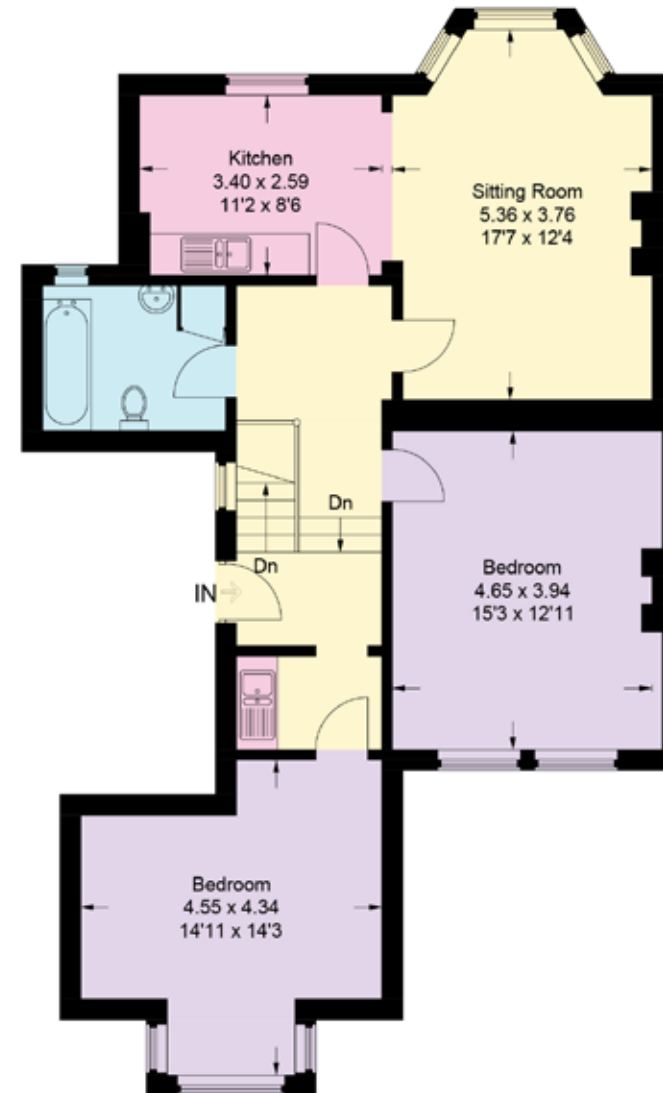




Approximate Gross Internal Area
Lower Ground Floor = 71.1 sq m / 765 sq ft
Ground Floor = 84.7 sq m / 912 sq ft
Total = 155.8 sq m / 1,677 sq ft



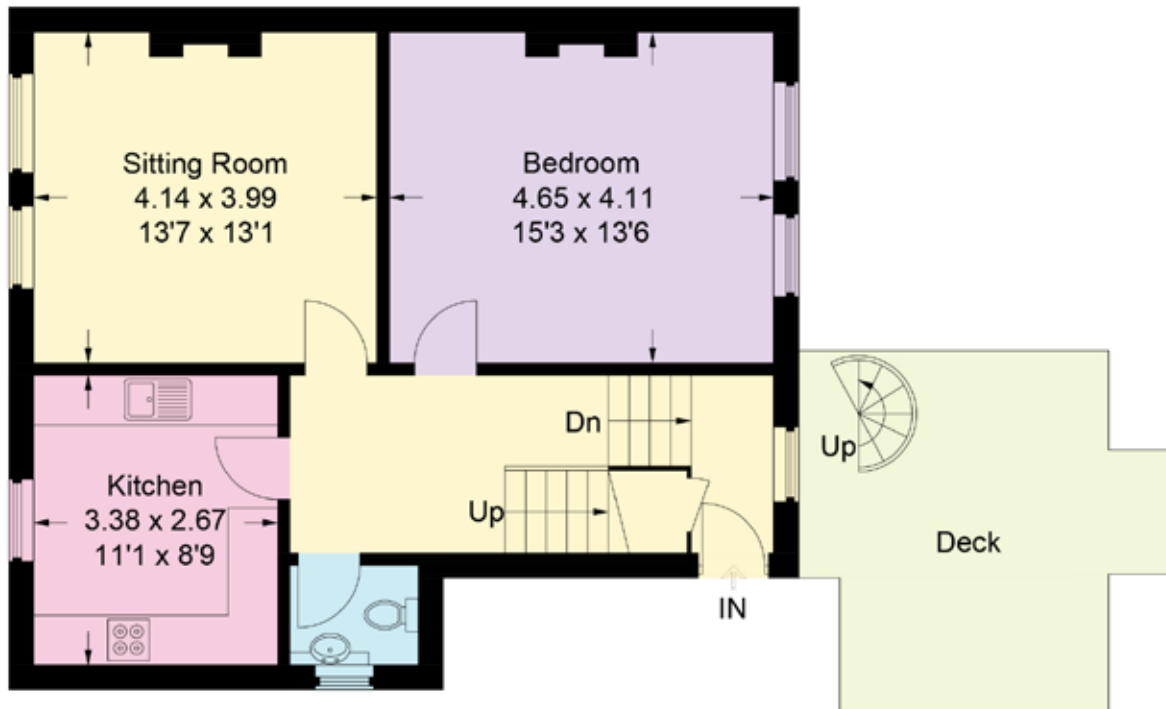
Lower Ground Floor



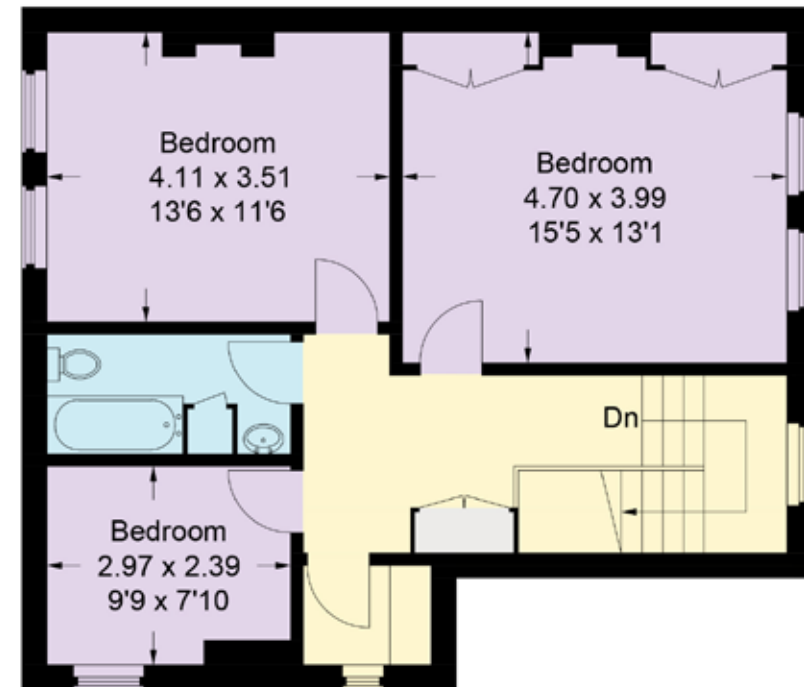
Ground Floor

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.

Approximate Gross Internal Area
Ground Floor = 62.8 sq m / 676 sq ft
First Floor = 62.7 sq m / 675 sq ft
Total = 125.5 sq m / 1,351 sq ft



First Floor



Second Floor

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LOCATION

Norham Road lies in the heart of the North Oxford Conservation Area, just to the north of University Parks. It is ideally placed for access to a range of University departments, the city centre and a wide range of private and state schools, including the Dragon, Oxford High School, Wychwood, Cherwell and Swan schools. There are a number of other schools nearby for all ages.

Local shopping can be found in North Parade, with further amenities in Summertown, where there are three supermarkets, including an M&S Food Hall, a range of coffee shops and restaurants. The Nuffield Health and Racquets Club is on Woodstock Road, as well as the Ferry Sports Centre in Summertown.

Rail access to London is from Oxford main station as well as Oxford Parkway with services to London Paddington and Marylebone..









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