

354A Woodstock Road

OXFORD, OX2 8BZ

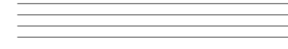
bespoke
BY BRECKON



354A Woodstock Road is an attractive, extended, detached house situated behind electric gates. The elevations, from the front and rear, are attractive and unique.

Approx Gross Internal Area: 2,689 sq. ft.

354A Woodstock Road, Oxford, OX2 8BZ



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EST. 1947



IMAGES FROM LEFT:
Living Room, Entrance Hall



The house has plenty of off-road parking to the front and you enter a large welcoming hallway and a flexible ground floor living space.

The standout ground floor rooms are the stunning kitchen / breakfast room with island unit and sliding doors to the private rear garden as well as the generously proportioned living room which also backs onto the garden – the whole ground floor has teak floors apart from the kitchen which is tiled.

Unique to this home is its flexible accommodation. There are two further rooms on the ground floor (one with ensuite) that could easily be used as extra bedrooms or studies.

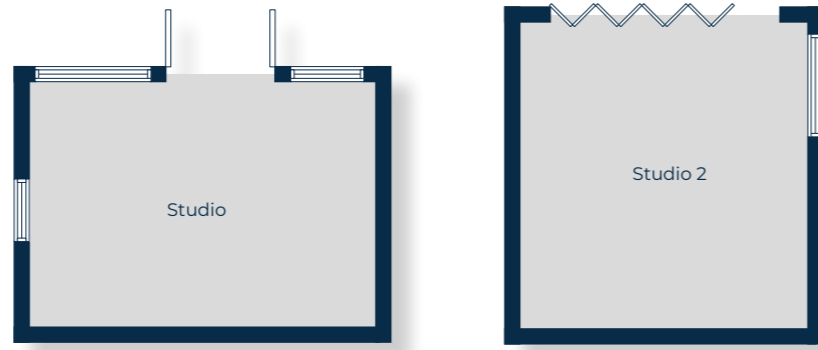


IMAGES FROM LEFT:
Kitchen/Dining





Ground Floor



(Not Shown In Actual Location / Orientation)

GROUND FLOOR

Living Room	6.50m x 5.50m	21'4" x 18'0"
Kitchen/Dining	8.52m x 6.66m	27'11" x 21'10"
Bedroom 4	4.05m x 2.77m	13'4" x 9'1"
Bedroom 6	3.44m x 2.48m	11'3" x 8'1"
Garage	4.92m x 2.62m	16'2" x 8'7"

OUTBUILDING

Studio	4.80m x 3.42m	15'9" x 11'3"
Studio 2	5.65m x 5.42m	13'11" x 13'2"

IMAGES FROM LEFT:
Principal Bedroom, Principal Ensuite



On the first floor, there are four double bedrooms, the principle being a magnificent suite with vaulted ceilings and Juliet balcony overlooking the garden. There are also three further doubles (one ensuite) and a family bathroom – all the bathrooms are of quality fittings.





First Floor

FIRST FLOOR

Principal Bedroom	4.20m x 8.80m	13'10" x 28'11"
Bedroom 2	5.55m x 4.03m	18'2" x 13'3"
Bedroom 3	4.04m x 3.82m	13'3" x 12'7"
Bedroom 5	3.83m x 3.65m	12'7" x 12'0"

354a Woodstock Road
OXFORD
OX2 8BZ

Energy rating
C

Valid until 10 June 2034	Certificate number 3800-5936-0122-5306-3643
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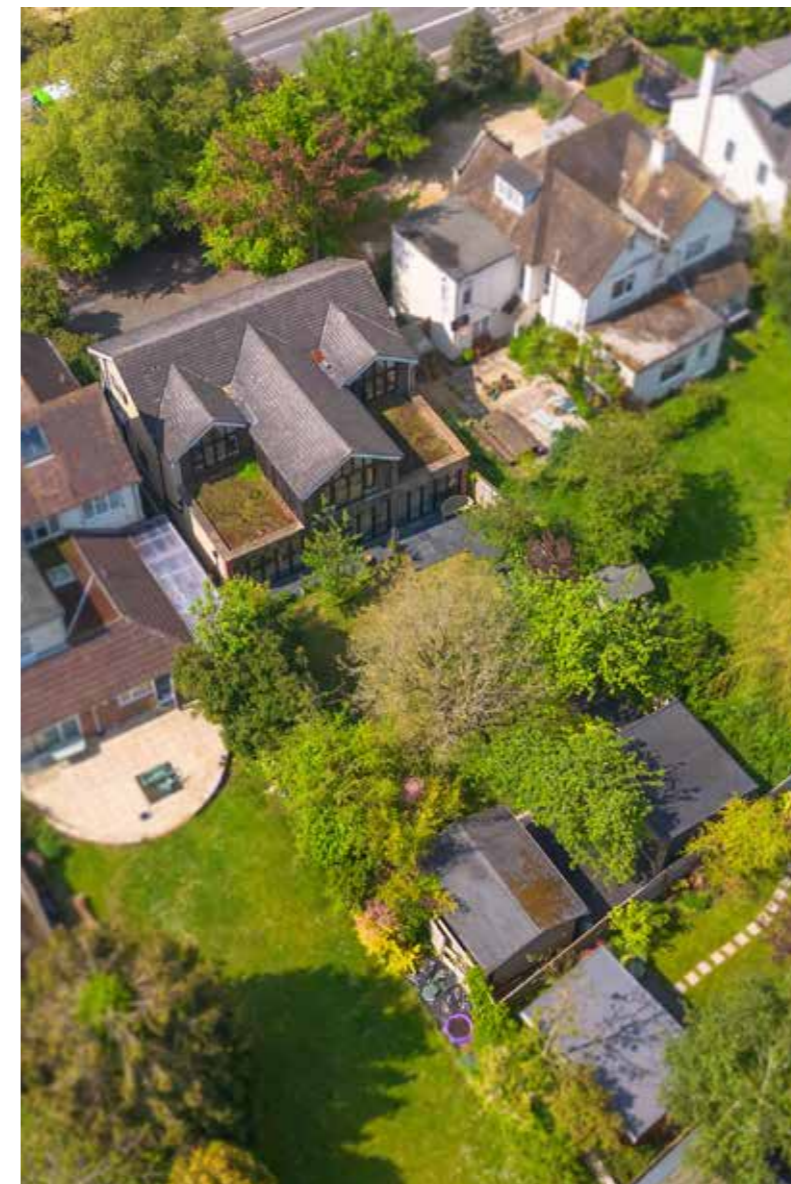
Oxford City Council Band G - £4,070
Utilities: Gas, electricity and mains water.

IMAGES FROM LEFT:
Bedroom 2, Bedroom 3, Bedroom 4





IMAGES:
Rear View, Aerial View, Garden Area



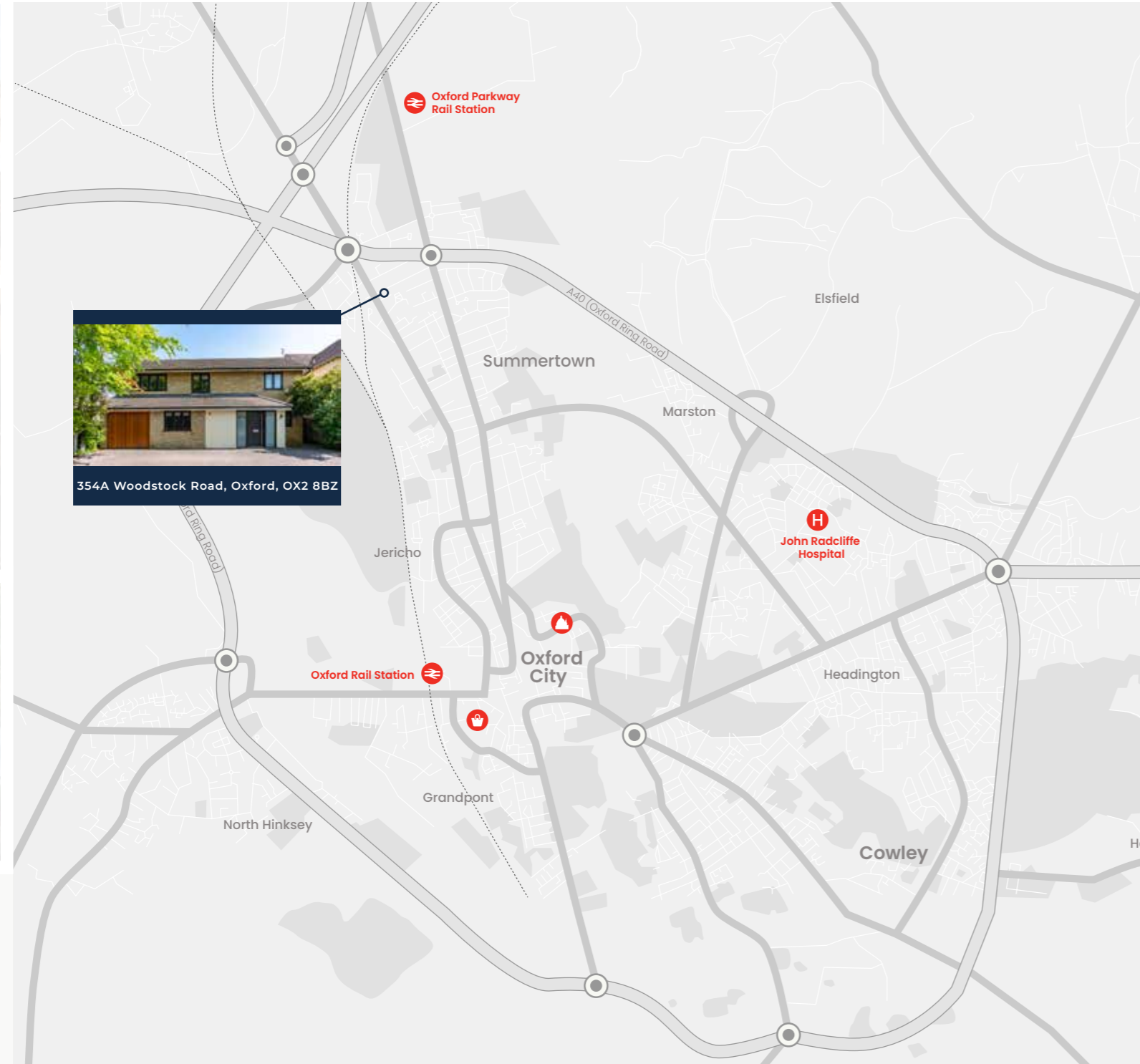
The garden is mainly laid to lawn with some patio and decking to the rear. It feels very peaceful. The owners have built a very useful gym in the garden – there is also another good-sized outbuilding with a plethora of uses.

The home comes to the market well-presented throughout and with the benefit of no onward chain.





IMAGES FROM TOP:


Westgate, Oxford City Centre, Ship Street, Oxford City Centre, Columbia Coffee, Summertown.





Oxford, ‘The City of Dreaming Spires’, is famous the world over for its University and its role in history. For over 800 years it has been a home to both royalty and scholars alike, becoming an established town in the 9th century, although people are known to have lived in the area for thousands of years.


 Airports: London Heathrow and Birmingham International are easily accessible.


 Dining: There is an excellent and wide choice of dining in and around Oxford, with a number of exemplary restaurants in North Oxford itself.

 Education: Oxford and the surrounding area is renowned for its excellent private schools including Summer Fields, The Dragon School, Radley College, Headington School, Cothill House and Oxford High School.

 Trains and Communications: Mainline trains from Oxford to London Paddington and Oxford Parkway to London Marylebone take just under an hour.

 Shopping and Attractions: Oxford has a wide range of shopping and cultural amenities including the newly developed Westgate Shopping Centre hosting social venues and global brands.

 Road Network: The A34 is within easy reach, leading to both the M40 and M4 motorways, providing easy access to London, the Midlands and the West.

 Activities: Renowned for its great natural beauty, there are superb opportunities for walking, riding and country pursuits in Oxfordshire’s countryside, which includes the Cotswolds and Chilterns - both Areas of Outstanding Natural Beauty.

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Ready to view?



get in touch

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