

18 Blandford Avenue

OXFORD OX2 8DY

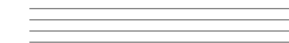
bespoke
BY BRECKON



Set on the south side of this popular North Oxford side road is 18 Blandford Avenue – an incredible five bedroom family home.

Approx Gross Internal Area: 3,209 sq. ft.

18 BLANDFORD AVENUE, OXFORD, OX2 8DY



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Breckon  Breckon
est. 1947



IMAGES FROM LEFT:
Kitchen/Dining/Living Room, Dining, Kitchen, Living Room



A thoughtfully designed renovation by a skilled architect, seamlessly blending original heritage features with contemporary elements crafted by award-winning designers. This transformation respects the character of the past while introducing modern sophistication, resulting in a space that is both timeless and cutting-edge. There is an oversized kitchen island with polished concrete top by Fluid Stone. With exposed brick and polished concrete floors alongside a Stuv raised wood burner, this room is the heart of the home. With direct access via the full-height Kloeber sliding doors onto the professionally designed rear garden with decked area, perfect for al-fresco dining.



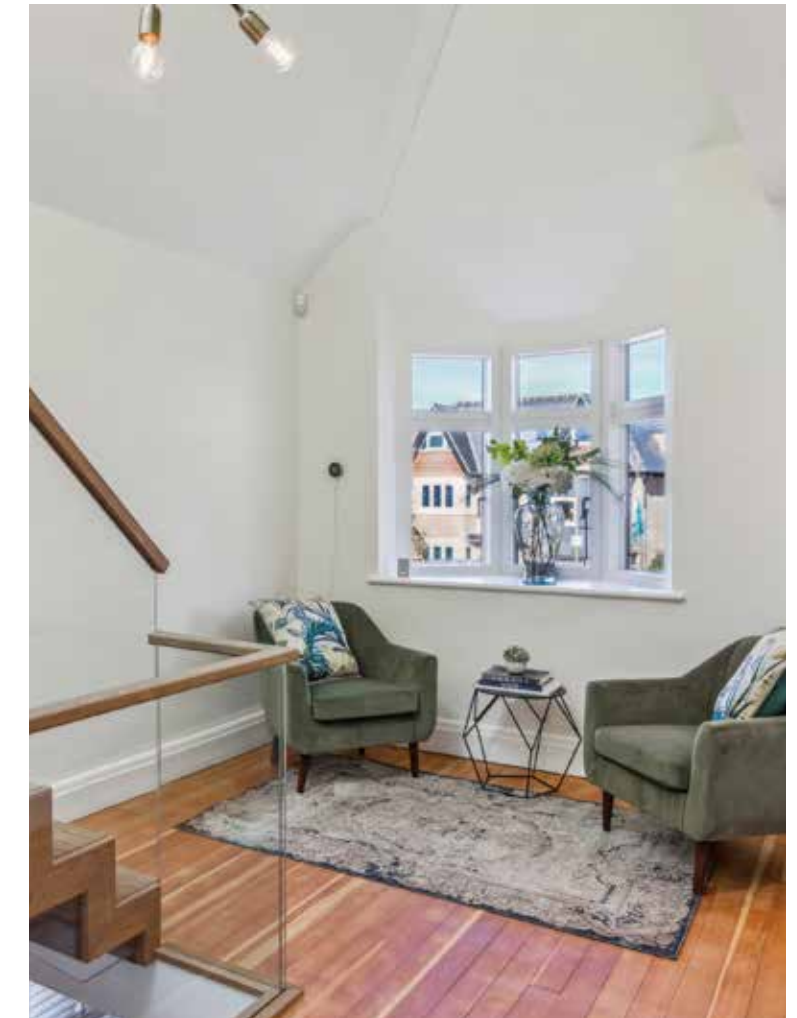
IMAGES FROM LEFT:
Sitting Room, Bedroom 5



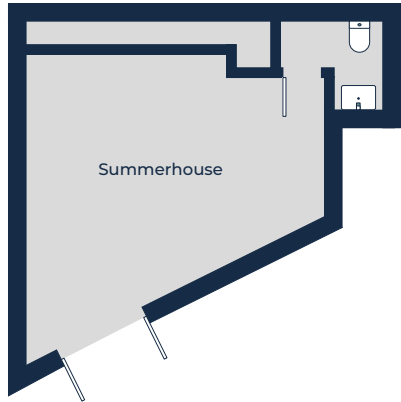
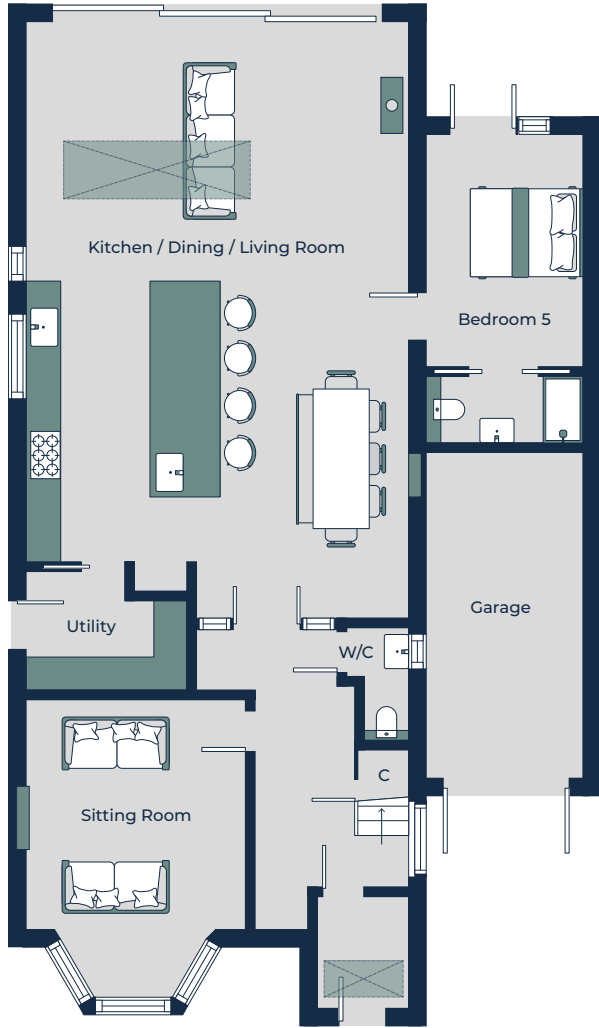
There is a separate sitting room to the front of the house which benefits from an open fireplace and bay window. The 5th bedroom is to the rear of the ground floor which benefits from an en-suite shower room and double doors opening on to the south facing garden.



IMAGES FROM LEFT:
Bedroom 2, Staircase



Stairs from the hallway take you to the first and second floors which enjoy four further bedrooms and a family bathroom with twin sinks, bath and separate walk-in shower – all finished to an excellent standard. The principal bedroom is on the top floor and benefits from en-suite shower room and covered balcony.



(Not Shown In Actual Location / Orientation)

GROUND FLOOR

Kitchen/Dining/Living Room	10.59m x 6.78m	34'9" x 22'3"
Sitting Room	5.00m x 4.01m	16'5" x 13'2"
Bedroom 5	4.15m x 2.76m	13'7" x 9'1"

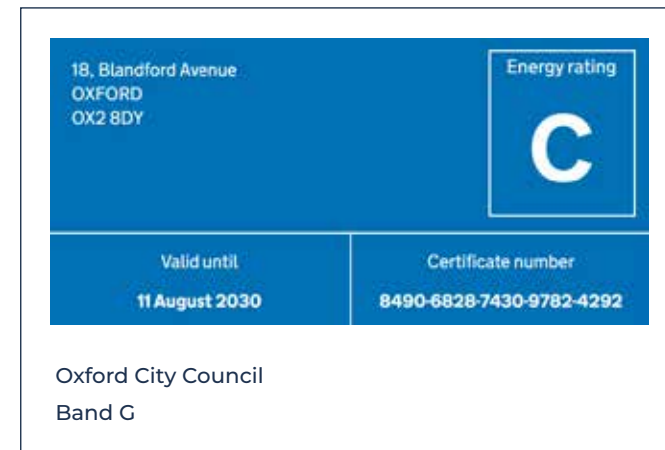
Garage	5.78m x 2.86m	19'0" x 9'5"
Summerhouse	5.30m x 5.13m	17'5" x 16'10"

IMAGES FROM LEFT:
Rear View, Principal En-suite, Balcony View





Bedroom 2	5.79m x 3.79m	19'0" x 12'5"	Principal Bedroom	4.72m x 4.28m	15'6" x 14'0"
Bedroom 3	5.23m x 3.80m	17'2" x 12'6"			
Bedroom 4	3.10m x 2.87m	10'2" x 9'5"			





IMAGES:
Rear View



The rear garden enjoys raised beds which have recently been re-stocked with herbaceous plants. Mature trees, including silver birch and apple, provide privacy. There are two large areas of decking, one directly outside the property another outside the summerhouse at the rear of the garden. With underfloor heating and clad in treated larch, the summerhouse has been angled within the garden to maximise afternoon sun. There is also a 1,600 litre rainwater harvest tank underneath the decking.



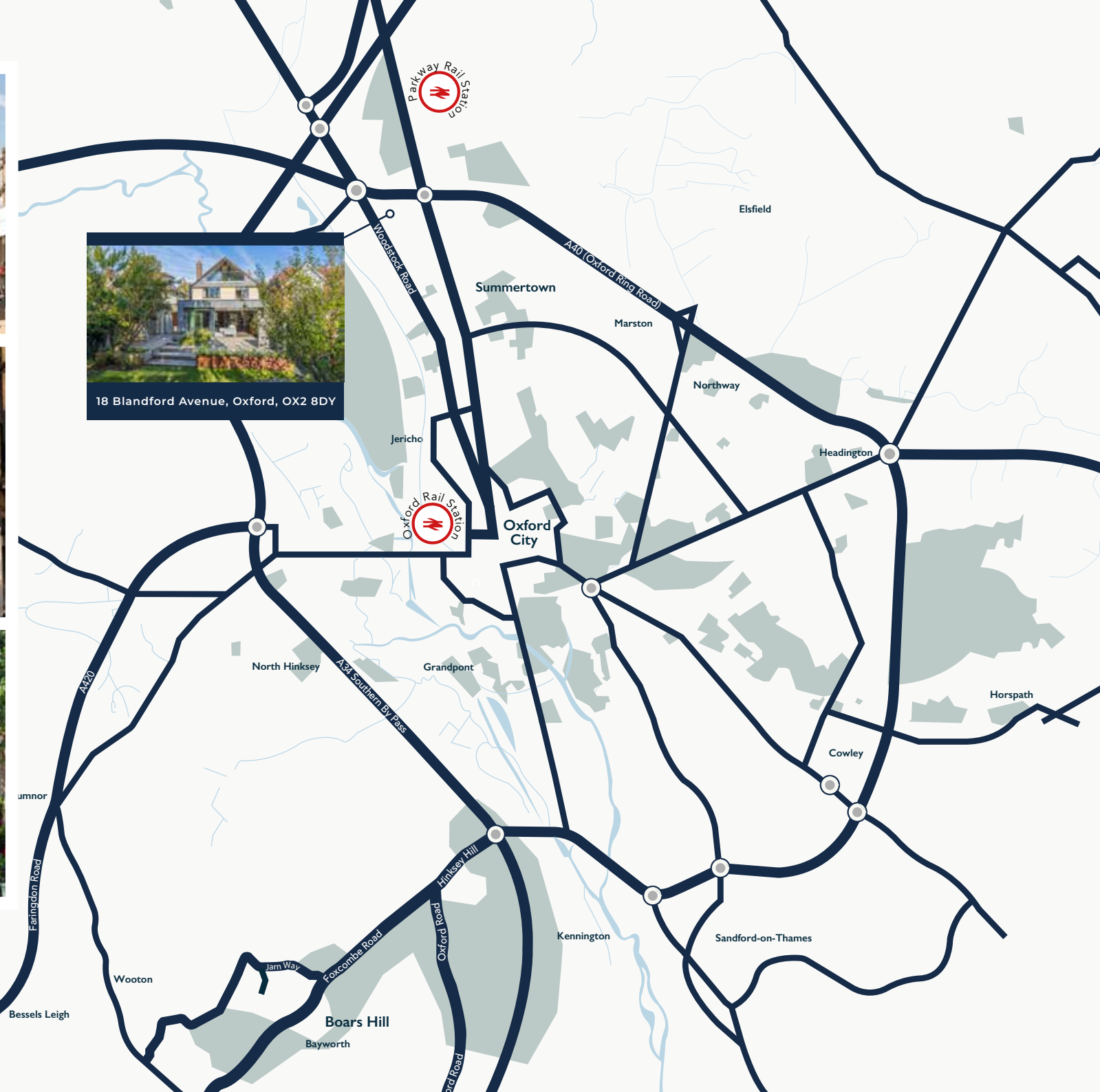
IMAGES:
Summerhouse





IMAGES FROM TOP:

Westgate, Oxford City Centre,
Ship Street, Oxford City Centre,
Summertown, Oxford



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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