

206 Woodstock Road

OXFORD, OX2 7NH



bespoke
BY BRECKON



206 Woodstock Road is a beautiful Edwardian home, painstakingly refurbished to provide generous accommodation over five floors. It is of the highest quality and truly needs viewing to be appreciated.

Total GIA - 3,401 sq. ft / 316 sq. m.

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Breckon & Breckon
est. 1947



IMAGES FROM LEFT:
Sitting Room, Library



On the ground floor, you are welcomed into an elegant hallway which leads to a stunning double reception room, currently laid out as a library and living room with feature fireplace with woodburning stove and sash windows.



Towards the rear is a magnificent kitchen / breakfast / family room with seating area opening on to the garden. It's a well-designed and stylish kitchen with top range units and appliances including Meile ovens and a Quooker boiling water tap.

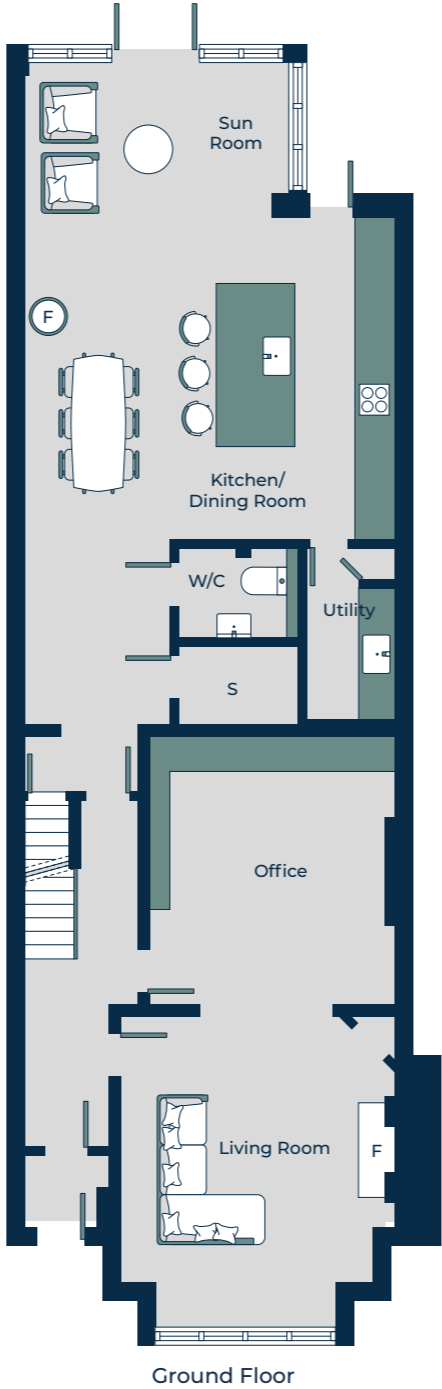
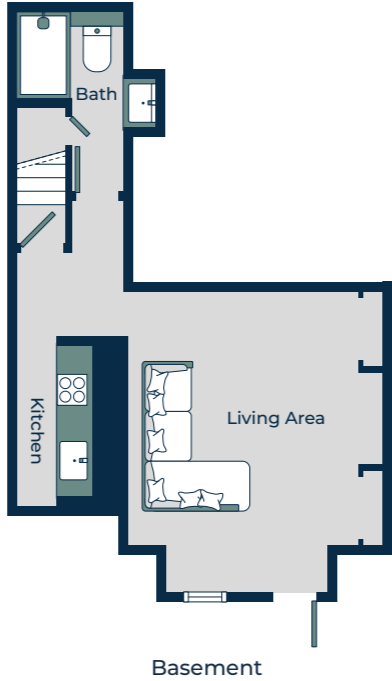
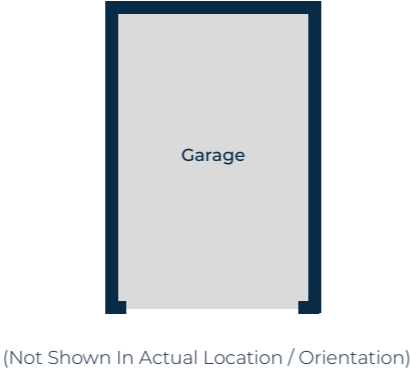
IMAGES FROM LEFT:
Kitchen, Sun Room



This extension has been done exceptionally well to work throughout the seasons with plenty of natural light from two large areas of skylights as well as the doors to the patio for the summer months and with space for a dining table and seating around the wood-burning stove for the cooler seasons. There is also a generous utility room and WC.

At the rear is a very pretty walled garden with seating area and secure side access. To the front of the property is off-road parking for five cars and a garage.

BASEMENT		
Kitchen	2.77m x 1.29m	9'1" x 4'3"
Living Room	5.18m x 4.36m	17'0" x 14'4"
GROUND FLOOR		
Kitchen/Dining Room	5.72m x 6.24m	19'9" x 20'5"
Sitting room	4.54m x 2.43m	14'11" X 8'0"
Living Room	5.30m x 4.65m	17'5" x 15'3"
Office	4.49m x 4.15m	14'9" x 13'7"
Garage	4.94m x 3.28m	16'3" x 10'9"



IMAGES FROM LEFT:
Rear Gardens, Side Access



IMAGES FROM LEFT:
Principal Bedroom, Family Shower,
Bedroom 6, Bedroom 4



On the first and second floor are five double bedrooms and three bathrooms – all beautifully decorated and the bathroom suites are of the highest quality. The loft is a separate flat with kitchen and bathroom – this could a brilliant staff flat or teenage den! In the basement is a superb flat with kitchen and separate shower room that is currently working well as an Air BnB – almost always occupied!

FIRST FLOOR		
Principal Bedroom	4.57m x 3.77m	15'0" x 12'4"
Bedroom 2	4.54m x 4.32m	14'11" x 14'2"
Bedroom 6	3.80m x 2.58m	12'6" x 8'6"

SECOND FLOOR		
Bedroom 3	4.73m x 3.92m	15'6" x 12'10"
Bedroom 4	4.27m x 3.43m	14'0" x 11'3"

THIRD FLOOR		
Bedroom 5	3.98m x 3.89m	13'1" x 12'9"

Oxford City Council
Band G – 2025/2026
£4,257.28

Mains gas, water/drainage
and electricity

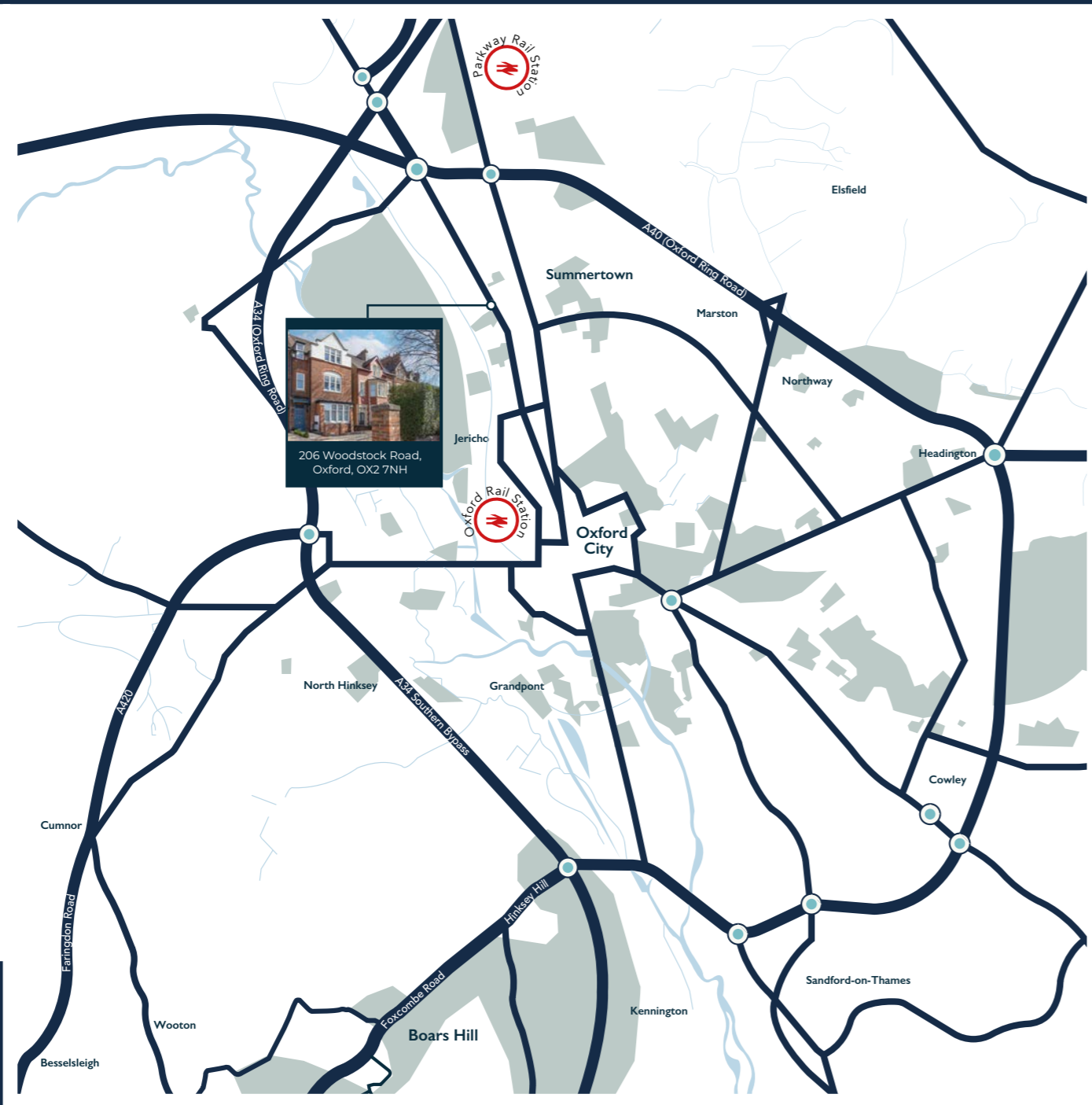


IMAGES FROM LEFT:
Principal Bedroom, Family Bathroom
Basement





IMAGES FROM TOP:
Westgate Shopping Centre,
Ship Street, Oxford City Centre,
Oxford's Dreaming Spires



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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