



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Grandpont Victorian Terrace – £710,000

Chilswell Road, OX1 4PQ



More than agents...

We're your property partners.

Description



This beautifully restored 19th century terraced house lies in the heart of the much sought-after Grandpont area of Oxford. Cleverly remodelled by the present owner it combines period charm with contemporary style and now offers the best of both. The original front door, glazed with leaded lights, leads into the hall. On the left is the comfortable sitting room, with open fireplace and large bay window.



The centre of the house has been re-designed to create a delightful light-filled open-plan space illuminated by a magnificent skylight at the top of the stairs. The hallway gives on to the dining room, again with feature fireplace, original built-in cupboards and paired glazed doors opening on to an area of decking at the rear of the house. The bright and airy kitchen has been extended to incorporate a breakfast/dining space with glazed doors that open on to an area of decking and steps down to the secluded rear garden. An under-stair cloakroom completes the downstairs accommodation. Upstairs, the elegant and well-proportioned master bedroom benefits from ample built-in storage, and two large West-facing windows that flood the space with light. Beautifully restored floor boards add to the stylish and contemporary feel. There are two further bedrooms and a family bathroom, all centred around the double-height landing with skylight that floods the centre of the house with sunlight throughout the day.



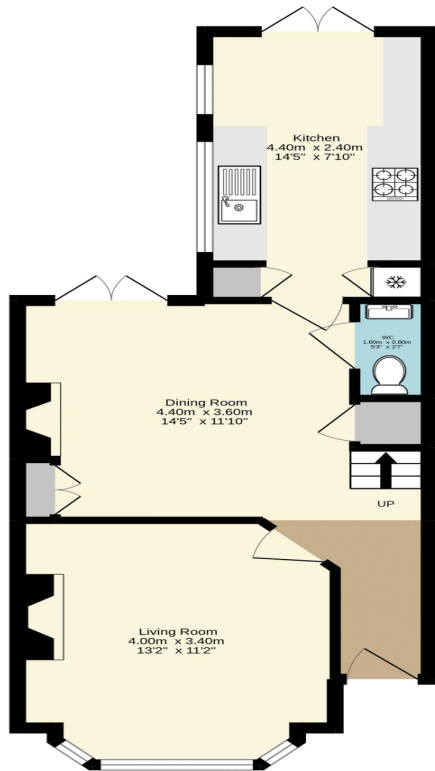
To the rear of the house, the mature and private garden is a haven of calm, with well-established fruit trees including apple and fig, and a wrap-around decking area that enables the occupants to find the perfect space in shade or sunshine, throughout the day, all year round. In addition there is a timber bike store and also a storage shed for lawnmower and other garden equipment. Grand Pont is the perfect location for families, with excellent Nursery and Primary schools close by, and Hinksey Park, with its open-air heated swimming pool, boating lake and tennis courts and scuba diving centre, is also just 400m distant, as well as the open spaces of Dean's Ham Meadow and the South Oxford Adventure Playground. Residents can also enjoy the riverside walks into town, or the Sustrans cycle track runs through Grandpont, along and over the river.



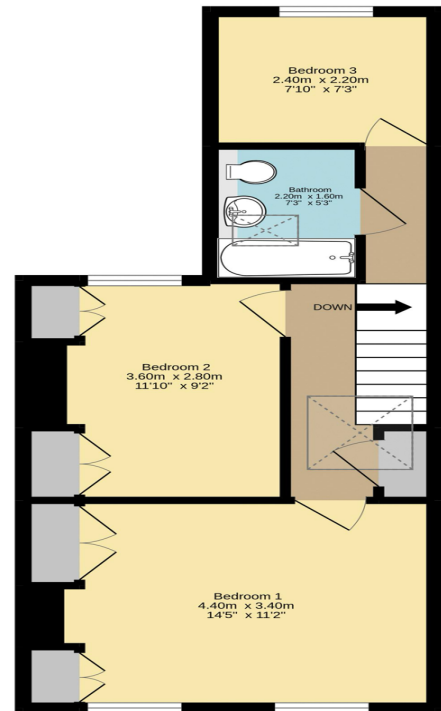
- Beautifully Restored Period Terrace Property in Grandpont
- Three Bedrooms
- Separate Sitting Room and Dining Room
- Extended Kitchen/Breakfast Room
- Bathroom and Downstairs Cloakroom
- Enclosed Rear Garden with Decking and Bicycle Store

Floorplan

Ground Floor
40.9 sq.m. (441 sq.ft.) approx.



1st Floor
40.4 sq.m. (435 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 81.3 sq.m. (875 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



Additional Information

EPC

Current – D
Potential – B

Council Tax

The Property is in council tax band D.

Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

Handling Agent

All staff at Alistair Redhouse are knowledgeable about this property and will be able to handle any enquiry you may have. The handling agent is Mr Matthew Addis meaning he will be best placed to deal with any offers or specific enquiries.

Opening Hours

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Office Number: 01865 364541

kidlington@aredhouse.co.uk

Alistair Redhouse

Direct Dial: 01865 593301

Alistair.Redhouse@ARPropertyPartners.co.uk



Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the selling agents nor sellers guarantee their accuracy.

The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

However, it may be necessary, and rights are reserved to make changes to the appearance, layout and specification at any time without formal notice. Dimensions are approximate. This brochure and statements contained therein do not form any part of an offer or contract.