



ALISTAIR REDHOUSE

PROPERTY PARTNERS

3 Bedroom Family Home with Detached Studio

£420,000

Claymond Road, OX3 8BU



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Description

Nestled in the sought-after locale on the periphery of Headington, this well maintained 3-bedroom semi-detached family home exudes charm and convenience.

Boasting a prime position that provides excellent access to local amenities and national transportation networks, including swift links to London, this home is a commuter's dream. Upon entry, you are greeted by a welcoming porch leading into a spacious hallway.

The ground floor unveils a cozy living area with built-in shelving for practical storage solutions, seamlessly transitioning into a generously sized modern kitchen equipped with essential appliances and ample dining space. Upstairs there are three well-proportioned bedrooms catering to the needs of a growing family, alongside a generously sized family bathroom. Each room is bathed in natural light, ensuring a comfortable living environment.

Externally, the property showcases a substantial garden complemented by a distinctive annex space. The property has the unique benefit of an environmentally conscious detached outbuilding featuring state-of-the-art straw insulation and ground sourced warming in the winter and cooling in the summer. The building benefits from superior thermal efficiency, soundproofing, and fire resistance provided by natural, renewable straw insulation. Embrace a greener lifestyle with biodegradable materials promoting a healthier indoor environment while reducing energy costs and carbon footprint.



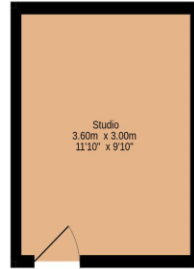
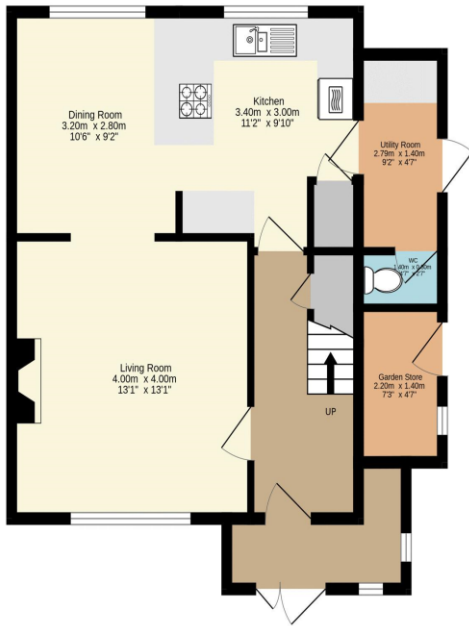
- Semi-detached
- Off-street parking

- Modern kitchen
- Private garden

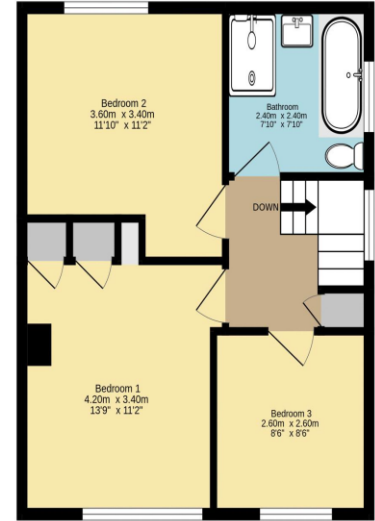
- Detached studio
- Transportation links

Floorplan

Ground Floor
63.8 sq.m. (687 sq.ft.) approx.



1st Floor
41.5 sq.m. (447 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA : 105.3 sq.m. (1134 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.
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Additional Information

EPC
Current – C
Potential – B

Council Tax
The Property is in council tax band C.

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

Handling Agent
Alistair Redhouse is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Alistair directly on the details on the next page and he will be happy to help.

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

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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.