



FLAT
231B





231B Woodstock Road, Oxford, OX2 7AD

Guide Price £650,000

One of only two in the building, this flat is quiet, light, spacious and pristinely presented.

A rather delightful first floor apartment in a Victorian house with views over St John's playing fields, just a short walk from Summertown. Two large bedrooms, pleasant & roomy kitchen, bay-fronted living room, plus own walled garden and driveway parking, a short distance from Summertown. NO CHAIN

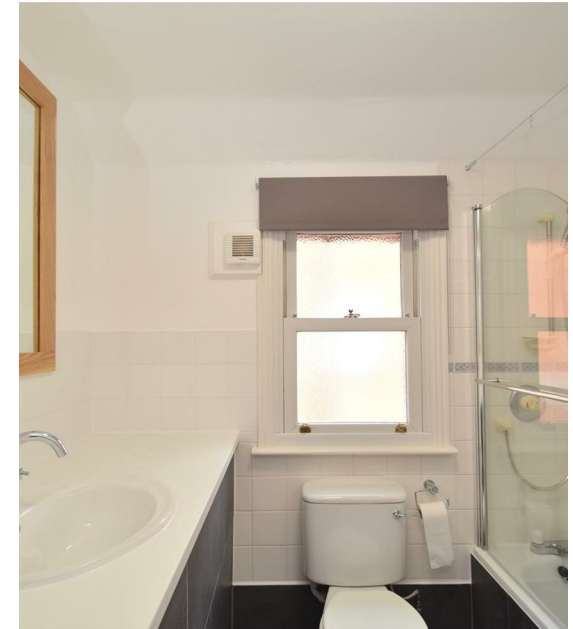
If you were to choose the suburb of Oxford in which to live, North Oxford would be competing for top slot. Beautiful, mainly Victorian architecture sits either side of the treelined avenue of Woodstock Road. Within short range of your front door is a diverse selection of parkland, schools, shops, eateries and bars, plus both a mainline London-bound rail station and trunk roads to reach each compass point. Port Meadow, a 400+ acre piece of delightful pasture land entirely open to the public, sits barely a mile distant. Many consider this one of the best areas to live in the South of England let alone Oxford, and this flat has easy access to every asset.

231b is in delightful condition throughout. Since purchase in 2010 when it was completely renovated, it has been let to various tenants who have cared for it beautifully. And during the entire period, it has been continuously maintained to a brilliant standard. Now vacant, it is offered with no onward chain.

The entrance door sits to the left front of the house, and leads directly to a dedicated staircase rising to the first floor. This comes to a wide landing, and a further door opens into the hall. The living room is instantly welcoming - large, and particularly light because of the bay window overlooking the garden and St John's College playing fields, a very pleasant view. The original fireplace has been kept as have the picture rails (a common theme in most rooms), hence it's a really characterful living space few such flats can offer.

Opposite, the main bedroom offers similarly bright and light accommodation. At nearly 18 feet in length, with a bay window overlooking trees and the frontage, it's a room that's able to house the largest of suites with ample space for wardrobes, blanket chest, easy chair, etc. Bedroom two is a little smaller. However, it is almost perfectly square hence every inch of space is easy to use. As a study or guest room it's fantastic.

- Pretty Victorian building
- Pleasant & roomy kitchen
- Own entrance & stairs
- Beautiful view to rear
- Elegant living room
- Off street parking
- Two bright bedrooms
- Bathroom, shower above
- Lovely, walled garden



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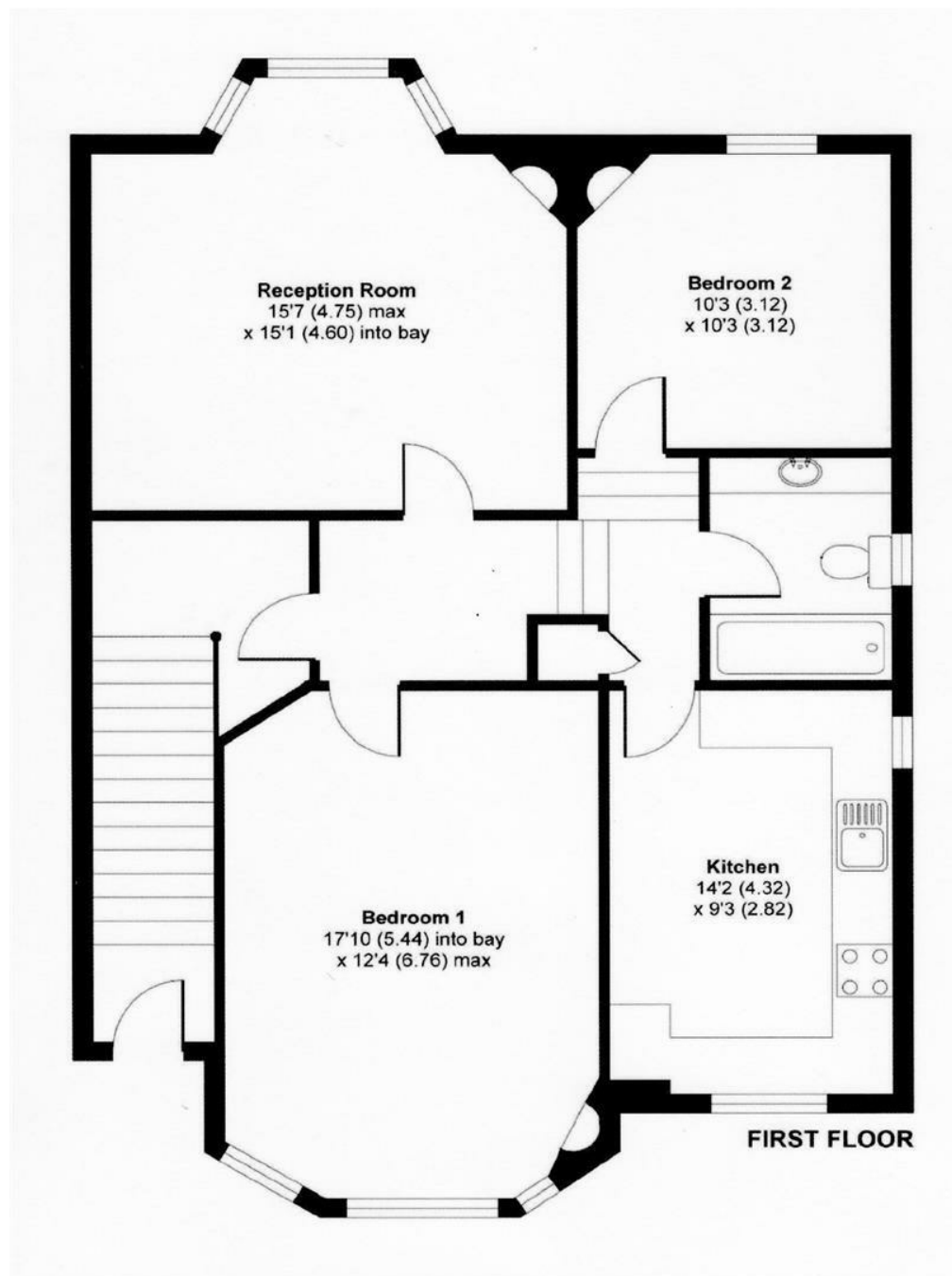
On the half landing there are cupboards either side providing good storage, and above this landing is a roof light window, ensuring the hall is always well lit. The kitchen is a generous size and light as it is double aspect. Well equipped and very smart, it features dishwasher, fridge and freezer plus washing machine in addition to the oven and hob, and there is plenty of room for a breakfast table. Further storage is also catered for with a cupboard at the end of the room. Completing the accommodation is a modern bathroom with white suite including a shower over the bath with a glass splash screen.

Outside, to the front the gravelled parking area can house a couple of cars, flanked by borders with a pretty array of plants, and the trees cast a welcome dapple of sun and shadow that changes throughout the day. To the right side a gate takes you through to a passageway, off to the side of which is a dedicated brick shed ideal for bikes or more general storage. Head down the passage past the neighbouring garden and beyond it your garden at the rear is a delight. Various pretty plants dotted around the borders flank a good sized space that's light and airy, equally perfect for a quiet book or a barbeque. Few flats can offer an original Victorian walled garden, fewer still are this pretty and this peaceful.

Mains water, gas, electric
Oxford City Council
Council tax band E
Share of freehold







Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

to discuss this property or to arrange a viewing please call, or drop us a line
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