



Modern style and period character

16 Staverton Road, Oxford OX2 6XJ

Freehold

**PENNY &
SINCLAIR**

Reception hall • cloakroom • 3 reception rooms • kitchen/breakfast/dining room • principal bedroom suite • 5 further bedrooms • 4 bathrooms • walled gardens

Local information

Staverton Road lies within the North Oxford Victorian Conservation Area, with good access to Oxford city and the amenities of North Oxford and Summertown. It is within a mile radius of the city centre and Oxford mainline train station, and, just to the north, is Oxford Parkway. It is well located for the Oxford schools, and the open spaces of Port Meadow are within a half mile radius. Nearby, Summertown has an enticing array of shops, restaurants and cafes.

About this property

Dating from 1912, this handsome double fronted semi detached house has been carefully and imaginatively extended to create a truly stylish and unique modern home. With a practical layout of generously proportioned accommodation arranged over three floors, it is perfectly configured to suit families of all ages. The rooms have all been designed to make the most of the outstanding natural light, and the house retains period detail with a modern twist, reflected in a cantilevered glass and oak extension over three floors, and extensive use of oak throughout, as well as underfloor heating on all three floors, clean air mechanical ventilation heat recovery systems and numerous other features providing a highspec building. The centrepiece is the stunning kitchen/breakfast/ family room. Lying to the rear and with full height sliding doors opening to the garden, it provides superb family living and entertaining

space, with a large area for dining. There are two traditional reception rooms to the front of the house, the drawing room and study, and a large open sitting room in the middle of the house. A spectacular oak and steel staircase winds up through the house rising to the first and second floors. The first floor provides an impressive master bedroom suite with en suite bath/ shower room, large walk-in wardrobe, and further dressing/ sitting room space. There is a second bedroom (presently used as a large study) with dressing room, at the front of the house with views over Staverton Road. The second floor provides two bedrooms with mezzanine sleeping / seating decks above, and a third bedroom with oak dormer window. There is also a sitting room or further bedroom, as well as three further bathrooms, two of which are en suite. The delightful, private, landscaped garden has a paved terrace, and is laid neatly to lawn, with mature trees, plants and shrub borders. Main services. Underfloor heating. EPC Rating 'C'

Tenure

Freehold

Local Authority

Oxford City Council

Viewing Arrangements

Strictly by appointment with Penny & Sinclair

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16 Staverton Road

Approximate Gross Internal Area

Ground Floor = 158.3 sq m / 1,704 sq ft

First Floor = 139.5 sq m / 1,501 sq ft

Second Floor = 123.3 sq m / 1,327 sq ft

Mezzanine Level = 21.5 sq m / 231 sq ft

Total = 442.6 sq m / 4,763 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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