

313A WOODSTOCK ROAD

OXFORD • OX2 7NY



313A WOODSTOCK ROAD

OXFORD • OX2 7NY

DESCRIPTION

Built in 2014 to a particularly high specification, this semi-detached family home offers spacious lateral accommodation across both the ground and first floors and enjoys a westerly aspect to the rear. The property is beautifully presented throughout and the combination of high quality fittings and the current owners' contemporary style all contribute to making this a stunning family home.

The ground floor accommodation includes a welcoming and spacious entrance hall, cloakroom, fully fitted study, drawing room with bespoke fitted shelving and an open fire, a sitting room, utility room and a wonderful kitchen/breakfast/family room with an abundance of natural light provided by a large sky light and bi-fold doors opening on to the rear garden. The first floor includes two double ensuite bedrooms and the master bedroom with en-suite shower room and walk in wardrobe, whilst two further double bedrooms and a bathroom are arranged on the second floor. There is the benefit of generous storage space throughout and underfloor heating on the ground floor and in all bathrooms.

To the front of the house, a driveway providing parking for several cars leads to the front door and a gated side access to the rear garden. The garden provides a particularly attractive setting being laid to lawn with mature borders and a variety of shrubs and trees.





A dining terrace leads off the kitchen, opening out to a very private garden backing onto playing fields and ultimately Oxfor's Water meadows. The rear of the garden has been designed to provide a secluded area for relaxing with a further terrace, incorporating a bespoke garden room made wholly from reclaimed materials. The garden room has an adjoining workshop and storage space. It also offers an ideal home office.

SITUATION

The property is situated in the popular suburb of North Oxford with direct access to the City centre and within easy reach of Summertown providing all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall. Also within walking distance is Nuffield Health Fitness & Wellbeing Centre. The Woodstock Road joins directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington and the Oxford Parkway station provides regular services to London Marylebone. North Oxford has an excellent choice of highly sought after schools including The Dragon, St Edward's and Oxford High School.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair or Strutt & Parker.

SERVICES:

All mains services are connected.

FIXTURES & FITTINGS:

Certain items may be available by separate negotiation.

TENURE & POSSESSION:

The property is freehold with vacant possession on completion.

COUNCIL TAX:

Council Tax Band G £3,439 for 2020/21.

LOCAL AUTHORITY:

Oxford City Council
Town Hall, St Aldates
Oxford
OX1 1BX

AGENTS CONTACT DETAILS

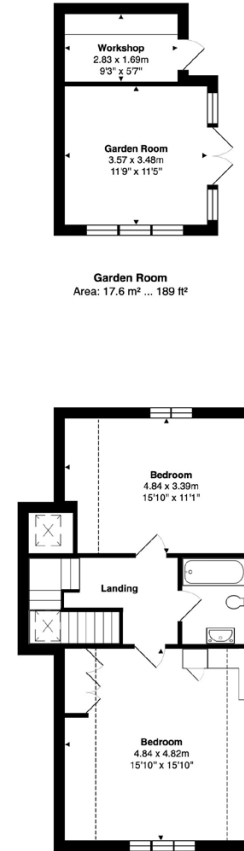
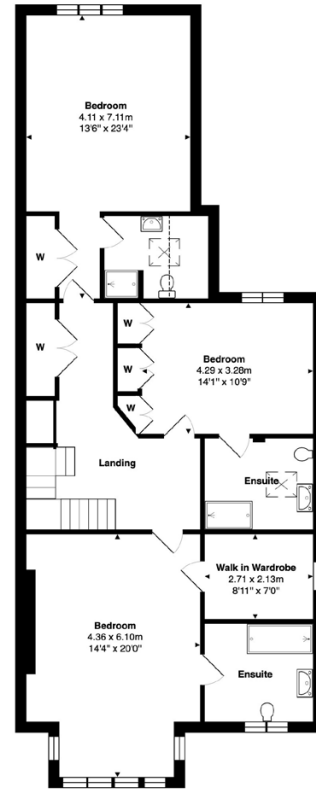
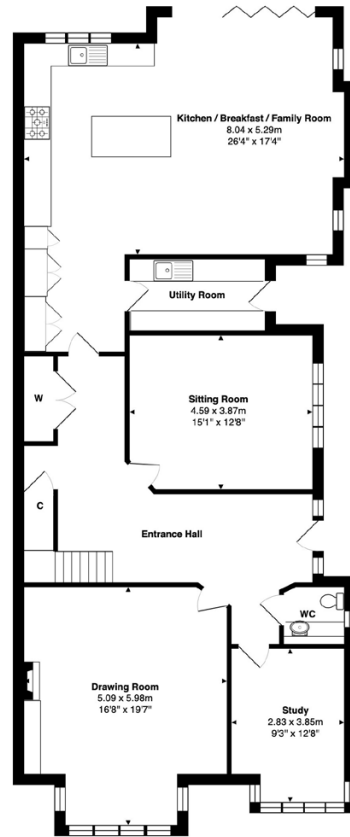
Penny & Sinclair - 01865 318013
Mayfield House, 256 Banbury Road,
Summertown, Oxford, OX2 7DE
sales@pennysand Sinclair.co.uk

Strutt & Parker - 01865 366660
269 Banbury Road,
Summertown, Oxford, OX2 7LL
oxford@struttandparker.com



Approximate Gross Internal Areas

Main House 310.3 m² / 3340 ft²
Garden Room 17.6 m² / 189 ft²
Total 327.9 m² / 3529 ft²



Garden Room
Area: 17.6 m² ... 189 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E3 Property Services. www.e3ps.co.uk

Limited use areas

IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.