

**PENNY &  
SINCLAIR**

**HARPES ROAD**  
OXFORD, OX2 7QL





# HARPES ROAD

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**An extended and improved Victorian house with off-road parking and South facing garden**

Three bedrooms • Double reception room • Accommodation over three floors • South facing garden • Garden office • Off-road parking

## DESCRIPTION

A beautifully presented Victorian house that has been extended and improved by the current owners to create a light and spacious family home. The accommodation is arranged over three floors with the entrance hall, double reception room, utility room, kitchen and dining room on the ground floor. On the first floor are two bedrooms and the family bathroom, with the master bedroom and en suite shower room on the second floor. To the exterior there is off-road parking and to the rear is an enclosed South facing garden with a garden office at the end.

## SITUATION

Situated in a prime Summertown side road providing good access to all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall, with slightly further afield the more comprehensive amenities of Oxford City Centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services to London Paddington and Oxford Parkway station provides regular services to London Marylebone. The property is excellently located for access to Summer Fields School, Cutteslowe Primary School, Cherwell School and The Dragon School.

## DIRECTIONS

From the offices of Penny & Sinclair in Summertown, proceed north along Banbury Road and take a right turn into Hernes Road bearing round to the right. At the end of the road, turn right into Harpes Road.







### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

### **SERVICES**

All mains services are connected.

### **FIXTURES & FITTINGS**

The property is freehold and offers vacant possession upon completion.

### **EPC Rating**

EPC Rating 'D'.

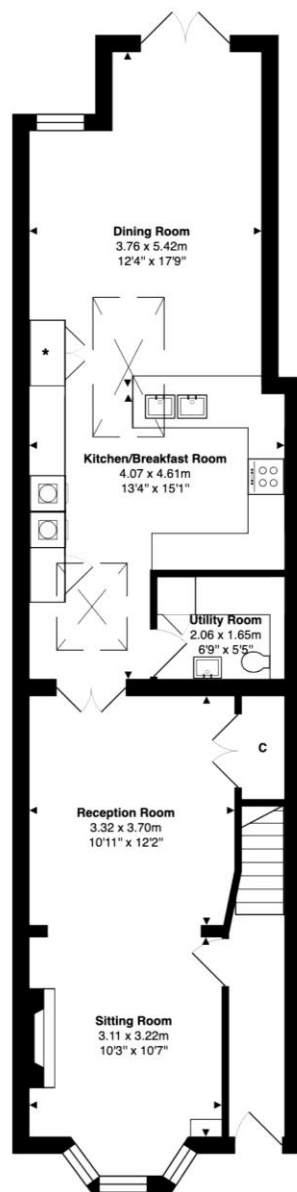
### **COUNCIL TAX**

Council Tax Band 'E' amounting to £2,522 for the year 2020/21.

### **LOCAL AUTHORITY**

Oxford City Council  
City Chambers  
Queen Street  
Oxford OX1 1EN  
Telephone (01865) 249811

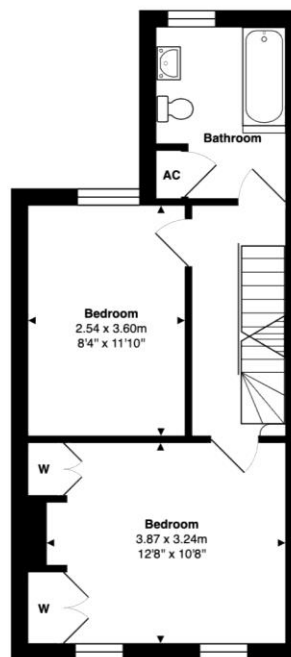




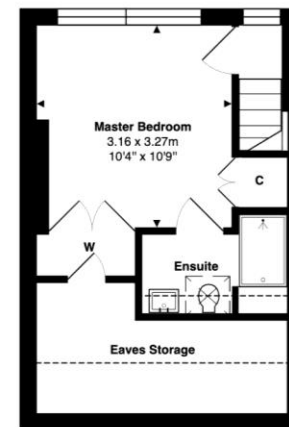
Ground Floor



**Approximate Gross Internal Area**  
Main House 123.0m<sup>2</sup> / 1324 ft<sup>2</sup>  
Outbuilding 17.5m<sup>2</sup> / 189 ft<sup>2</sup>  
Total 133.5m<sup>2</sup> / 1437ft<sup>2</sup>



First Floor



Second Floor

----- Limited use area

**AGENTS CONTACT DETAILS 01865 318013**



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