



THOMAS
MERRIFIELD
SALES LETTINGS

1 Osberton Road,
Summertown, Oxford, OX2 7NU

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An attractive end-terraced late Victorian three bedroom house with off-street parking located in this popular residential side road just half a mile from central vibrant Summertown in North Oxford.

- End-terraced house with potential for extension
- Sitting room with wide archway to dining room
- Modern fitted kitchen with ample storage
- Three bedrooms
- Studio annexe with own kitchen and shower room
- Triple garage and driveway parking for 2 to 3 cars
- Good-sized south-facing rear garden
- Gas central heating and double glazing to the house
- Council Tax Band: E. EPC Rating: D
- No onward chain

A charming family house in a central position close to Summertown and with the benefit of driveway parking, a larger than average garden, a useful studio annexe, triple garage and potential for extension and a loft conversion, subject to planning and building regulations consent.

The house is well-presented throughout with excellent decorations, carpeting and flooring. The modern kitchen has an integrated fridge and freezer, electric oven, ceramic hob, extractor hood, freestanding dishwasher, washing machine and dryer and a useful larder cupboard. The sitting room has a box-bay window, Art-deco-style fireplace with coal-effect gas fire, fitted cupboards and shelving and original cornicing. The dining room has a picture window towards the garden and shelved storage area under the stairs.

Guide Price £895,000 Freehold





There are two good-sized double bedrooms to the first floor, along with a large single bedroom and a smart half-tiled bathroom.

The annexe is located to the end of the garden and provides a large studio room, fitted kitchen and shower room. The property has its own gas central heating and electricity supply and would be an excellent home office, hobby room or annexe for a family member. The annexe windows are timber single-glazed casement windows.

The garages are in a block of three sitting opposite the annexe and have a power supply and metal up-and-over doors. Due to the narrow width of the paved accessway across the garden, it is unlikely that the garages can be used regularly for parking cars but provide excellent storage and potential for other uses, subject to planning.

The south-facing rear garden is mostly paved with separate sitting areas and flower beds with mature shrubs. There is access via a 5-bar gate to the side of the house. There is also a front garden planted with mature shrubs. In addition to the off-street parking, owners are entitled to park in the permit parking on-street spaces.

Material Information:

Mains gas, electricity, water and drainage. According to Ofcom, Superfast and Ultrafast broadband connections are available. According to Ofcom, mobile and data signals are good indoors and outdoors with two providers and good outdoor with two others. Artificial roof slates may contain asbestos but are considered safe if left undisturbed.

We understand that the property was repaired in 2014-15 when structural damage was caused by a broken underground drainage pipe. This has been repaired and monitored and a 2026 structural report is available on request confirming that there are no ongoing issues.

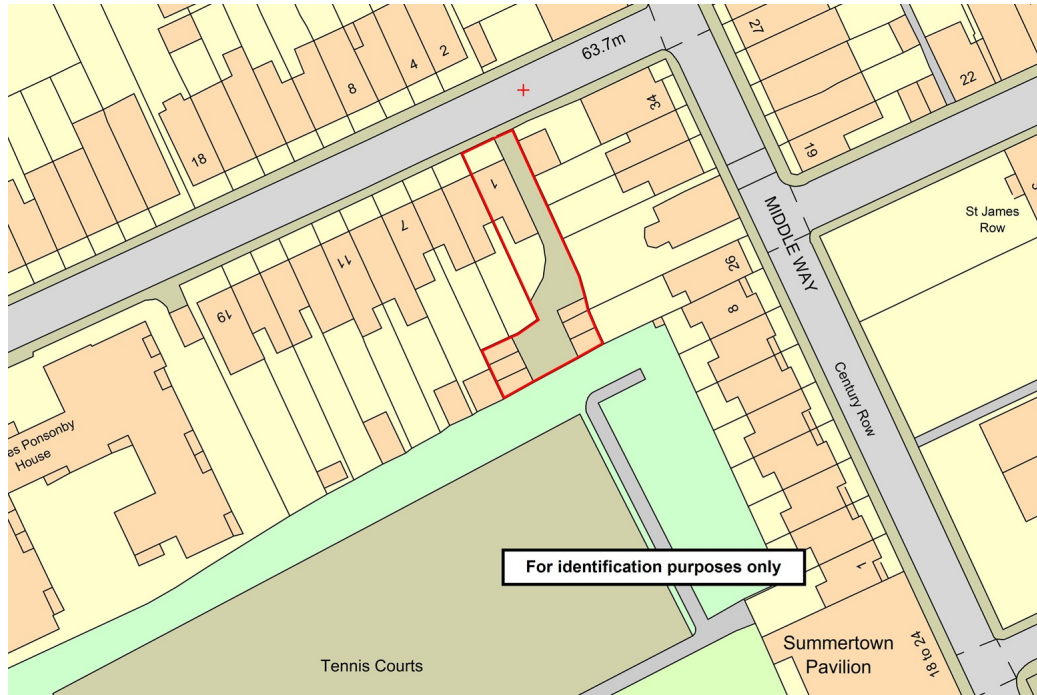




No 1 Osberton Road occupies a prime location within minutes walk of Summertown with its array of High Street and independent shops and a lively mix of cafes, bars and restaurants, plus an M&S Food store. Oxford's historic city centre is easily accessed by bus and Oxford Parkway provides a fast rail service to London Marylebone in circa 60 minutes. Leisure facilities include Nuffield Health & leisure off Woodstock Road, local tennis courts and at Cutteslowe Park.

Viewing is strictly by prior appointment with Sole Agents
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**Approximate Gross Internal Area 1218 sq ft - 113 sq m
(Excluding Garage)**

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 480 sq ft – 45 sq m

Annexe Area 240 sq ft – 22 sq m

Garage Area 431 sq ft – 40 sq m

