



SOUTHMOOR ROAD

Oxford



SOUTHMOOR ROAD

An immaculate townhouse with gardens adjoining the Oxford canal.

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Local Authority: Oxfordshire City Council
Council Tax band: G
Tenure: Freehold



THE PROPERTY

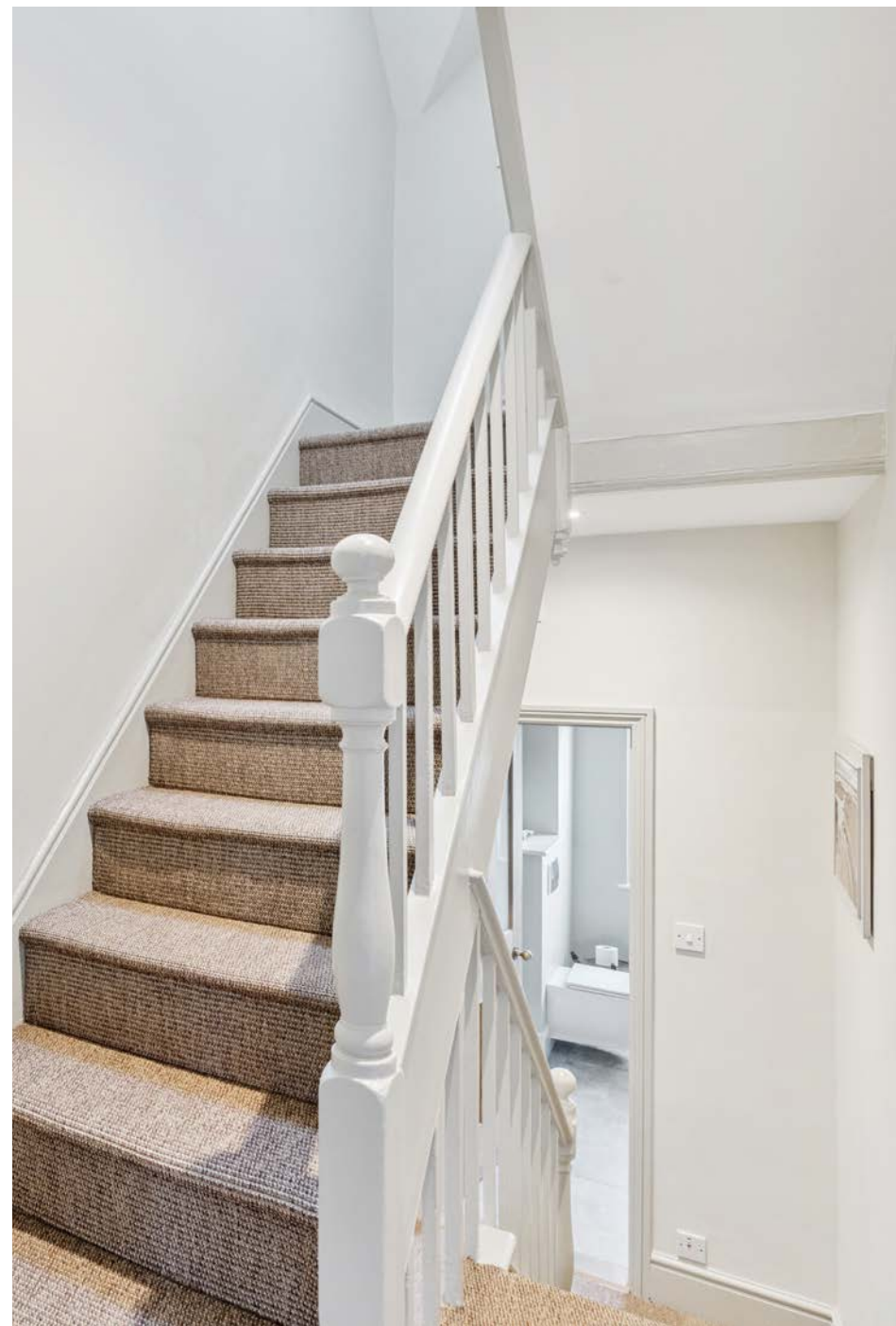
This is a superbly presented house, having been the subject of a meticulous renovation by the current owners. It is situated in a very popular part of Oxford, close to an excellent range of amenities and with gardens adjoining the canal.



THE PROPERTY

Arranged over four floors, the front door opens into the hall with a large open plan reception room with a wood-burning stove and fitted bookshelves on either side.

To the rear of this floor is an attractive study with a large picture window overlooking the garden. The lower ground floor features the kitchen/dining room, with a large range of handmade units, a central island, a cream electric Aga, and two large larder cupboards. There is also a door to the front of the house, and at the rear, a garden room with bi-fold doors leading to the garden. Adjacent to this is a laundry room with a WC.





THE PROPERTY AND LOCATION

The first floor and second floor provide four bedrooms, all with fitted wardrobes, together with a bathroom and separate shower room, both finished to a very high standard. The walled rear garden faces west and is laid to lawn with well-stocked herbaceous borders and leads down to the canal where there is a decked area which provides an ideal dining spot. There is also a mooring.

Southmoor Road is a very sought after location given its proximity to Jericho and being in the catchment for SS Philip and James Primary School. It is also a short walk to Port Meadow, a 300 acre nature reserve with wonderful views and walks to Wolvercote, the Perch and Trout pubs.





LOCATION

Jericho retains a strong community spirit and offers a wonderful range of local independent shops, artisan coffee bars and bakeries, restaurants and pubs, as well as the Phoenix Picturehouse cinema. Within Jericho, there is St. Barnabas Primary School, St Barnabas Church and the Jericho Community Association. A wide range of events take place each year, such as the Jericho Street Fair, Run Jericho, and St Barnabas Day Mass. The city centre is close by and the rail station can be accessed via the canal towpath. From the coach station at Gloucester Green there are services to central London, Heathrow and Gatwick airports.





Lower Ground Floor = 49.2 sq m / 530 sq ft
(Excluding External Cupboard)
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 40.1 sq m / 432 sq ft
Second Floor = 40.1 sq m / 432 sq ft
Total = 170.6 sq m / 1,837 sq ft



We would be delighted
to tell you more.

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