



WOODSTOCK ROAD

Oxford



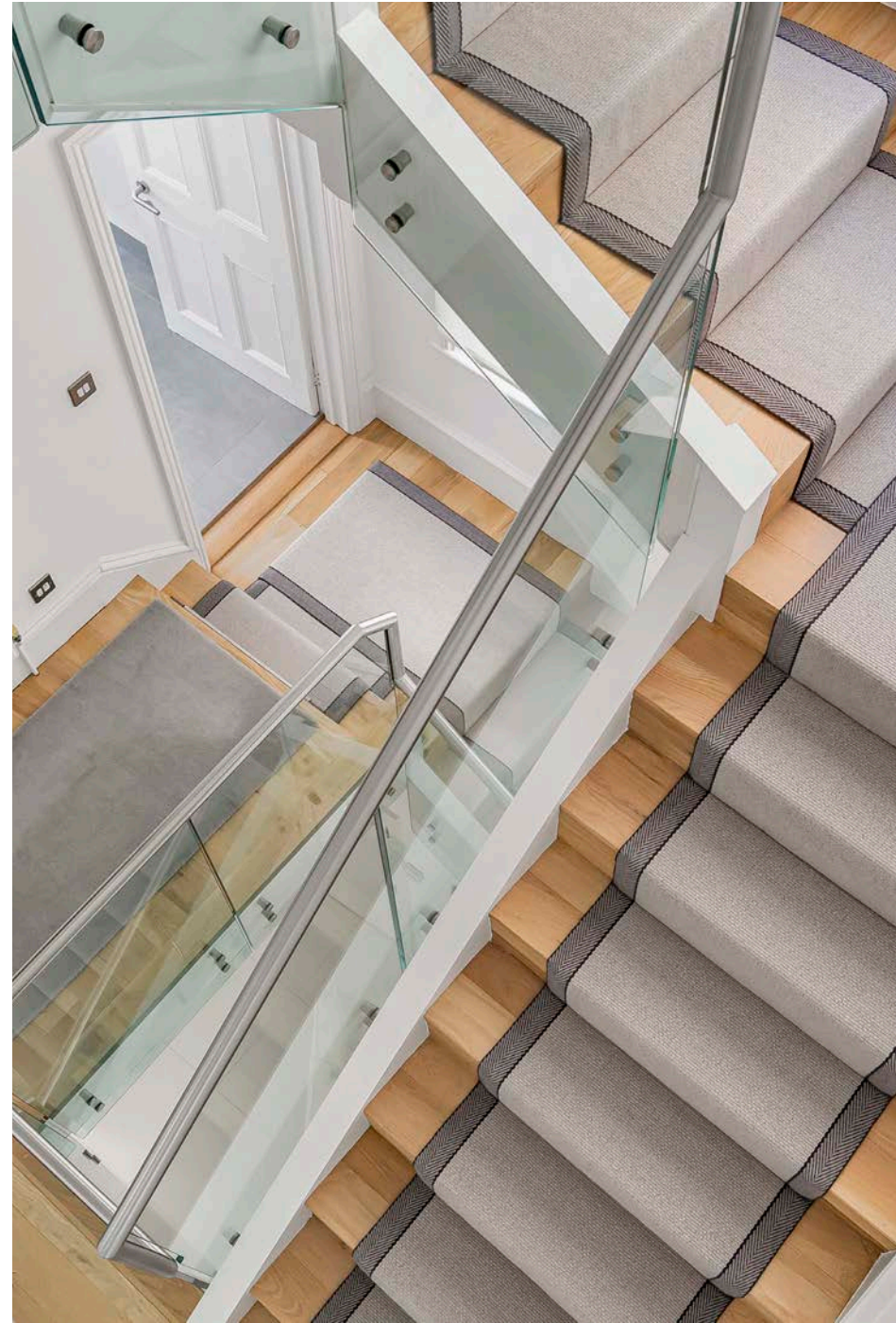
A substantial and well-presented house close to Summertown.

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Local Authority: Oxford City Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

This Victorian semi-detached house offers generous accommodation arranged over three floors, comprising nearly 3900 square feet, and combines the proportions and presence of the original building with a calm, contemporary interior. The house has been comprehensively renovated, with particular attention paid to light, layout and materials, resulting in a practical yet refined family home. The principal reception rooms retain their scale and ceiling height, with large sash windows bringing in strong natural light throughout. To the rear, a substantial ground floor extension creates an open kitchen, dining and living space that connects directly to the garden via extensive glazing. The kitchen is by Bulthaup, with clean lines and durable finishes, and is well-suited to both everyday use and entertaining. In addition, there is a Spiral wine cellar capable of holding 1400 bottles.

MORE ABOUT THE PROPERTY

Across the upper floors are six well-proportioned bedrooms, including a generous principal suite, served by four bathrooms. The bathrooms and cloakrooms are fitted with high-quality sanitary ware throughout, continuing the high specification seen elsewhere in the house.

The property is mainly double-glazed and has underfloor heating on the ground floor, as well as in the shower room on the landing and the blue bathroom on the top floor. The house is finished to a consistently high standard, balancing modern comfort with the character of a late Victorian house. Externally, the west-facing walled garden is laid to lawn with a paved terrace leading directly from the rear of the house, making it a natural extension of the living space.

Overall, this is a substantial Oxford family house offering space, light and modern amenities within a traditional architectural setting, suited to buyers looking for a finished home rather than a project.





LOCATION

The house lies in an ideal location close to all the amenities in Summertown, the city centre and Oxford Parkway rail station. It is very well positioned for Oxford's excellent range of schools, including the Dragon, D'Overbroecks, Oxford High School, Cherwell, the Swan, St Edward's, Magdalen, Headington Girls School and Wychwood, all within easy reach. There is good access to all the day-to-day shopping facilities of Summertown, including Marks & Spencer's Food Hall, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club. In addition, there are dentists' and doctors' surgeries.

Port Meadow is close by with walks along the canal and river, and to the Perch and Trout pubs. 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 directly to London, and Oxford Parkway station has services to London Marylebone. From the coach station at Gloucester Green, there are regular services to London, Heathrow and Gatwick.





Approximate Gross Internal Area 3889 sq ft - 360 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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