






PORTLAND ROAD

Summertown



42 PORTLAND ROAD

Elegant Summertown home with gated off street parking, south facing garden and a substantial rear outbuilding.

   EPC
4 1 2 D

Local Authority: Oxford City Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

Situated on one of Summertown's most desirable residential roads, 42 Portland Road offers a rare opportunity to purchase an attractive family home with no onward chain, off street parking, south facing garden and a substantial rear outbuilding.

The property has recently undergone improvements including new windows, bathroom, kitchen and decoration.





LOCATION

The house is on the south side of Portland Road, one of the most popular side roads in Summertown. It is within short walking distance of all the amenities in Summertown with an excellent range of shopping with an M and S Food Hall, two other supermarkets, artisan bakers, coffee shops, restaurants and Daunts bookshop together with Ferry sports centre. The Nuffield Health and Racquets Club is on Woodstock Road.

The city is also well known for its excellent range of state and independent schools including Cherwell, the Swan School, the Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School. From Banbury Road there are frequent bus services to the City Centre and there is a well signed cycle path that runs from the end of Portland Road into the centre of Oxford, avoiding the main Banbury Road. The city has excellent communications with access to the M40, connecting to London and Birmingham, the A34 linking to Newbury and the M4.





OUTSIDE

The outbuilding currently provides excellent storage space but also offers exciting potential for conversion into a home office, gym, studio, or ancillary accommodation, subject to the relevant planning permissions and consents. The rear of the property is gated with car port parking too.



**Approximate Gross Internal Area 1431 sq ft - 133 sq m
(Excluding Outbuilding)**

Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 691 sq ft – 64 sq m

Outbuilding Ground Floor Area 487 sq ft – 45 sq m

Outbuilding First Floor Area 85 sq ft – 8 sq m



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