






POLSTEAD ROAD

Oxford



29 POLSTEAD ROAD

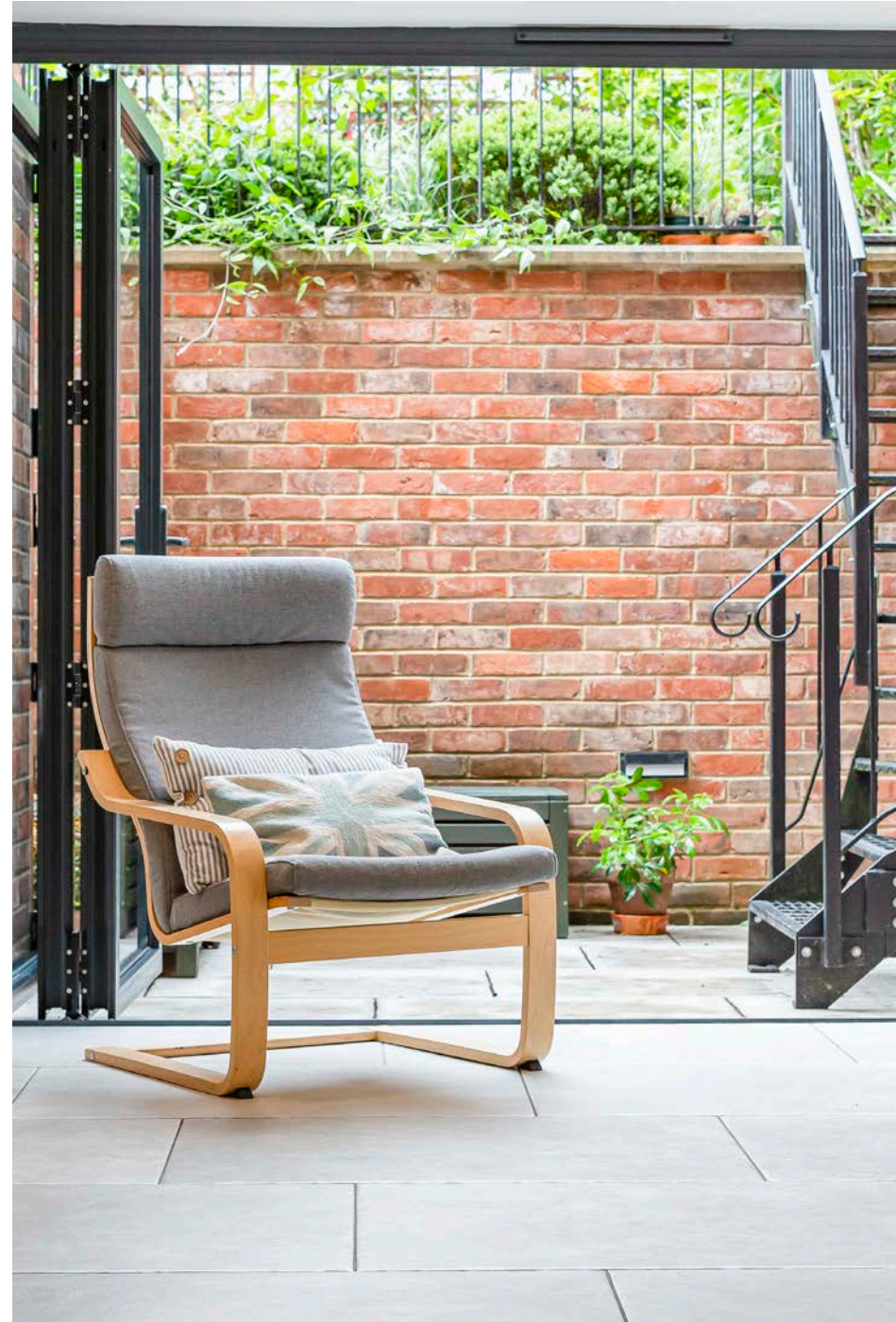
A handsome bay-fronted Victorian house in this ideal location.

   EPC
4 2 2 D

Local Authority: Oxford City Council

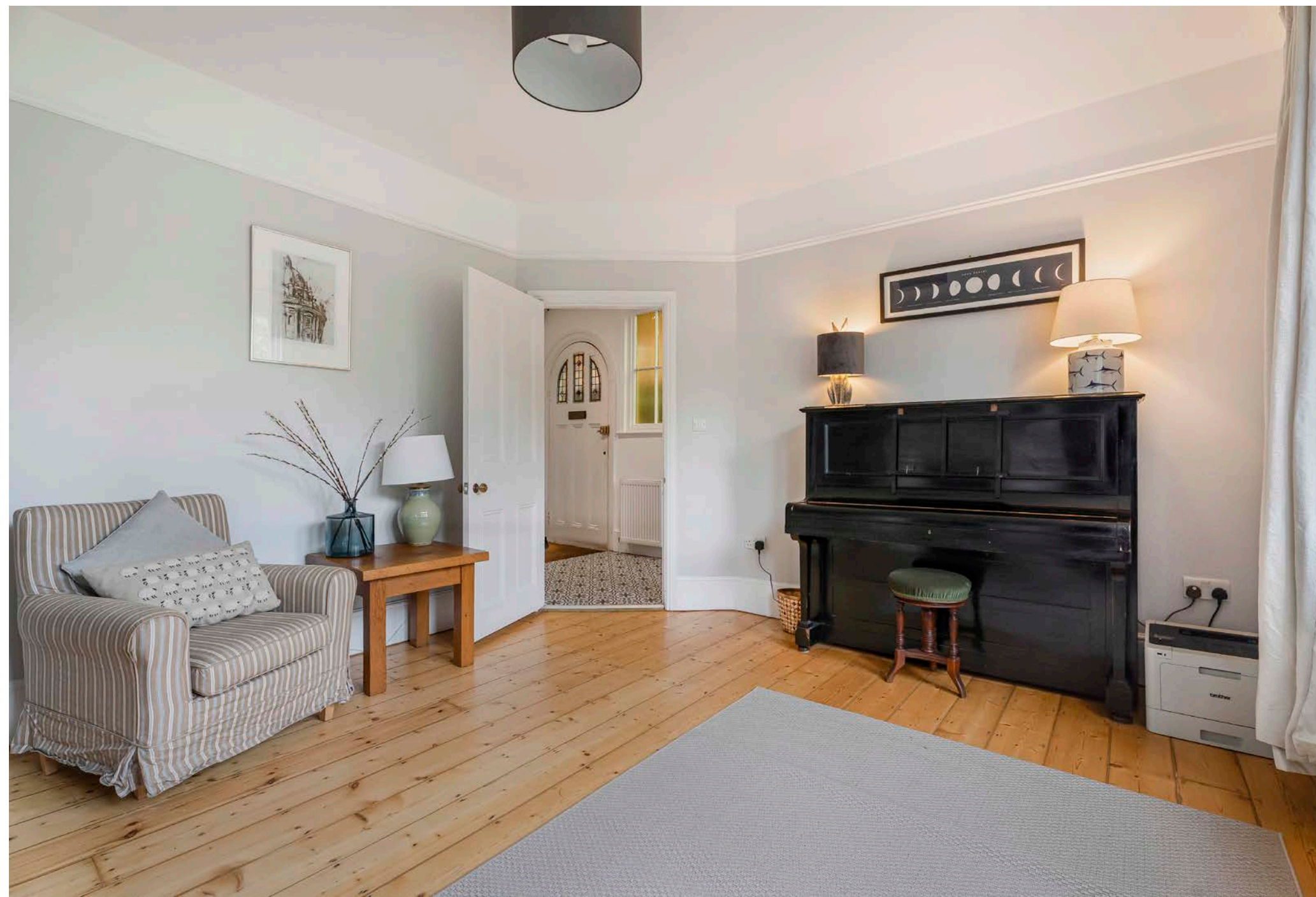
Council Tax band: G

Tenure: Freehold



THE PROPERTY

The house lies on the south side of this very popular side road and was renovated by the current owners in 2020. The works included, amongst other things, re-wiring and re-plumbing. There is accommodation over four floors with well-proportioned rooms with high ceilings and large sash windows affording excellent natural light. There is considerable period detail, including stripped wooden floors, picture rails and open fireplaces. The front door opens into the hall with the main reception room to the front with bay window and open fireplace. A further reception room is to the rear overlooking the south facing garden. There is also a cloakroom on this floor.



MORE ABOUT THE PROPERTY

The lower ground floor has a lovely open-plan kitchen/breakfast room with extensive units, a Rangemaster range cooker, a tiled floor with underfloor heating and bi-fold doors to the outside patio. The first floor has two double bedrooms, one with an ensuite shower room and both with fitted wardrobes. The top floor has two double bedrooms and a large family bathroom. The walled rear garden is laid to lawn flanked by herbaceous borders, a mature fig tree and espaliered red robin trees to the rear wall. There is also a garden shed. At the front of the property there is a small walled garden and side access.

The property is being sold with no onward chain



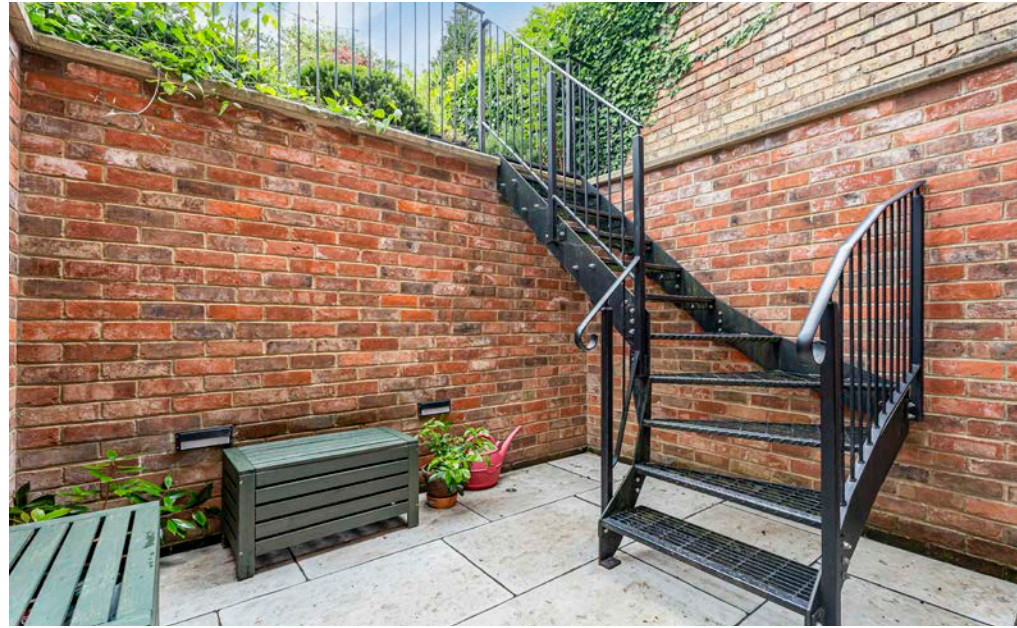


LOCATION

Polstead Road lies in an ideal position between Summertown and the city centre, and to the west of Woodstock Road. It is within walking distance of the day-to-day shopping facilities in Jericho, including restaurants, artisan bars, coffee shops and the Phoenix Picturehouse cinema, with more comprehensive facilities in Summertown and the city centre. Summertown has four supermarkets, artisan bakers and cafes, restaurants and doctors' and dentists' surgeries. In addition, there is the Ferry Sports Centre and then on Woodstock Road is the Nuffield Health and Racquets Club.

Port Meadow is a short walk away, with river and canal paths leading to the Trout and Perch pubs, Wolvercote, and Medley Manor Fruit Farm. A wide range of state and independent schools are nearby, including St Philip and St James Primary School, Cherwell, St Edward's, The Dragon, the Swan, Wychwood, Summer Fields, St Aloysius' Catholic Primary School and Oxford High.





MORE ABOUT THE LOCATION

Train services to London Paddington from Oxford take approximately 55 minutes, with services from Oxford Parkway to London Marylebone in 62 minutes.

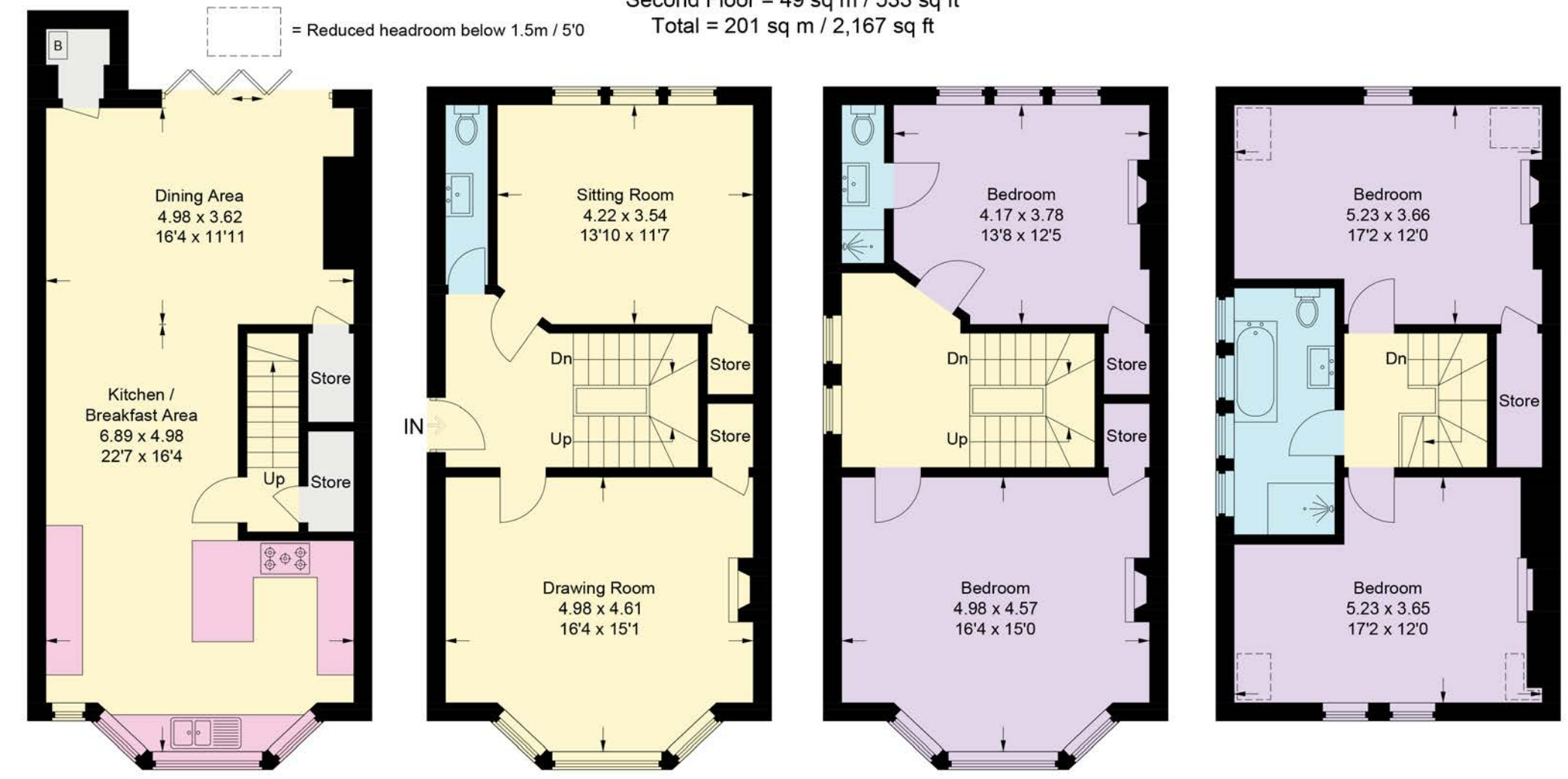
From the coach station at Gloucester Green, there are bus services to London Victoria, Heathrow and Gatwick airports





29 Polstead Road

Approximate Gross Internal Area
 Lower Ground Floor = 52 sq m / 554 sq ft
 Ground Floor = 50 sq m / 540 sq ft
 First Floor = 50 sq m / 540 sq ft
 Second Floor = 49 sq m / 533 sq ft
 Total = 201 sq m / 2,167 sq ft



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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