



9 Kirby Place,  
Temple Cowley,  
Oxford, OX4 2RX

Guide Price £415,000

**RB** REASTON BROWN

# Newly Refurbished Three-Storey Home Offering A Modern Kitchen, Bright Lounge/Diner, First-Floor Bedroom With Ensuite And Family Bathroom, Two Second-Floor Bedrooms, And A Private Rear Garden & Off Road Parking In Temple Cowley.

This recently refurbished three storey home offers bright, well planned accommodation and is ideal for buyers seeking a move in ready property in the convenient and well connected Temple Cowley area of Oxford. The current owners have undertaken a thoughtful programme of improvements, including a brand new electrical consumer board, a newly fitted kitchen, new carpets throughout and full internal redecoration, ensuring the house feels clean, modern and instantly welcoming.

The ground floor is arranged with a smart, newly installed kitchen at the front of the property, fitted with contemporary units, updated work surfaces and some new appliances, creating a practical space for everyday cooking. To the rear, the spacious lounge/diner enjoys good natural light and provides an excellent area for both relaxing and entertaining, with direct access onto the garden.

The first floor offers a well proportioned double bedroom, served by its own private ensuite shower room, making it an ideal principal bedroom or a comfortable room for guests. A separate family bathroom on this level provides additional flexibility and completes the floor. The top floor features two further bedrooms, both offering generous proportions and ideal for children, guests, home working or general storage needs.

Outside, the enclosed rear garden offers a private, manageable outdoor space, perfectly suited to low-maintenance living. To the front there is parking for two cars. Buyers will appreciate the blend of freshly updated interiors, a practical three-storey layout and the property's excellent proximity to local amenities, bus routes, schools and major employment hubs. Altogether, this newly refurbished home presents an appealing opportunity for those looking for a modern, well-presented property in a highly convenient Oxford location. Gas Central Heating. EPC = C Council Tax = D Freehold.



## Situation

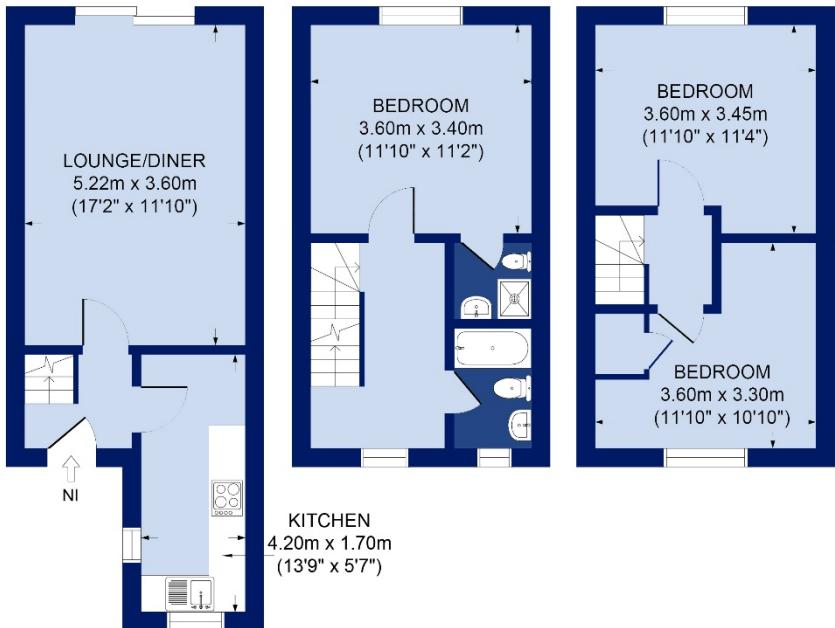
Kirby Place enjoys a peaceful and tucked-away position within the highly convenient Temple Cowley area of Oxford, offering an appealing combination of residential tranquillity and excellent access to everyday amenities. This part of OX4 is well regarded for its friendly atmosphere and practical location, making it an ideal choice for buyers seeking a comfortable home with strong connections to the city. A wide range of shops, cafés and services can be found at nearby Templars Square, while Cowley Road and Headington provide additional options for dining, leisure and independent businesses. The area benefits from excellent transport links, with regular bus routes into Oxford city centre, good road connections and easy access to Oxford Business Park, BMW, and the city's hospitals and universities, making it particularly attractive for professionals and families alike. Local schools are well served, and several parks and green spaces are within easy reach, offering opportunities for recreation and relaxation. Despite its close proximity to busy hubs, Kirby Place retains a calm, residential character with minimal through traffic and a welcoming community feel. Altogether, it offers a balanced lifestyle with convenience, comfort and strong local amenities, making it a highly appealing location for a home.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.*

*Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







Approx. Gross Internal Floor Area 893 Sq Ft / 83 Sq M  
 9 Kirby Place, Temple Cowley, Oxford, OX4 2RX

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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