



THOMAS
MERRIFIELD
SALES LETTINGS

81 St Leonards Road,
Headington, Oxford, OX3 8AD

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A spacious contemporary detached four bedroom family house, built to a high standard and specification extending to 1,658 sqft, close to central Headington and within 2 miles of Oxford city.

- Open-plan ground floor living space with wood burner
- Stylish fitted kitchen with integrated appliances
- Large main bedroom with ensuite shower room
- Three further double bedrooms, two with ensembles
- Family bathroom with free-standing copper bath
- Private courtyard garden accessed via bi-fold doors
- Double glazing and gas-fired central heating
- Resident permit parking, including the car park opposite
- Council Tax Band: E. EPC Rating: B
- Catchment for St Andrews and Windmill primary schools

This is a truly unique energy-efficient and low maintenance house built with great care providing family accommodation over three floors. A particular feature is the stunning sitting/dining room with an Italian marble floor with underfloor heating, woodburning stove and bi-fold doors opening onto the very private courtyard garden. The open-plan kitchen offers excellent storage, and has granite worksurfaces and integrated appliances. There is a beautiful oak staircase and oak joinery through the house. All four bedrooms are doubles with fitted storage, the two rear bedrooms being very large and the top floor bedrooms vaulted into the roof space. Bathrooms are high quality and the family bathroom has a free-standing copper bath. Resident permit parking with unlimited permits. For peace of mind the New Build Warranty runs to March 2028.

£899,950 Freehold





The house is in the school catchment area for St Andrews Church of England and Windmill Primary. Headington is just 2 miles away from Oxford City centre via St Clement's Street, to Summertown and to the science park, business park and Oxford Mini plant. There is also easy access to the Headington hospitals and Oxford Brookes University. Nearby Bury Knowle Park has a cafe, tennis courts and is home to Headington Library. Headington has a Waitrose supermarket and a wide range of national and local shops, cafes, pubs and restaurants. There is a regular coach service to London Victoria Station and local buses serving Oxford. According to Ofcom, Superfast and Ultrafast broadband is available and mobile and data services are good outdoors and variable indoors.

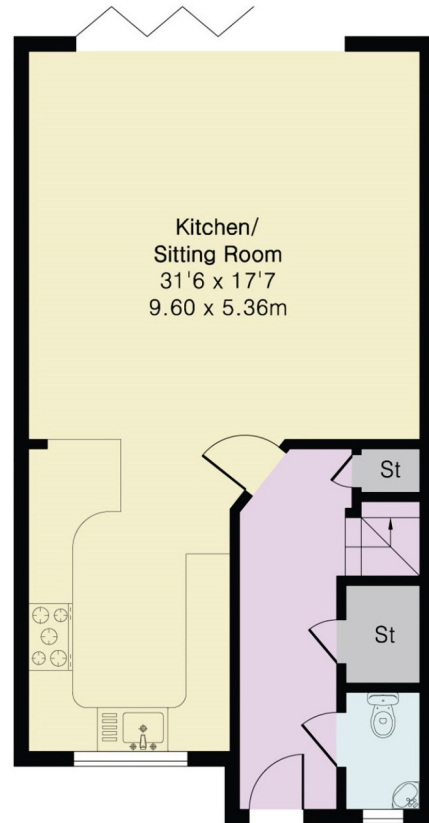


Approximate Gross Internal Area 1658 sq ft - 153 sq m

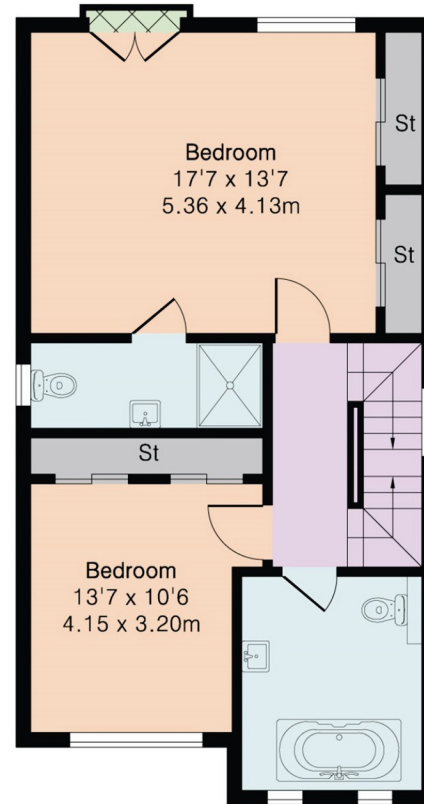
Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 575 sq ft – 53 sq m

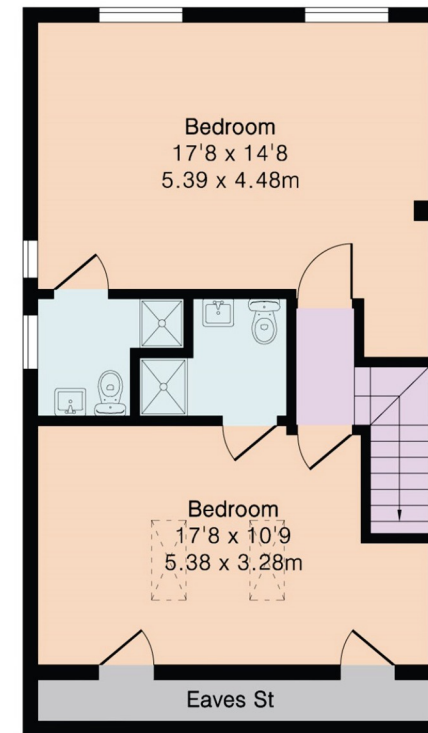
Second Floor Area 508 sq ft – 47 sq m



Ground Floor



First Floor



Second Floor



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