



206 Woodstock Road
Oxford | Oxfordshire | OX2 7NH

 FINE & COUNTRY

206 WOODSTOCK ROAD

*A substantial refurbished Edwardian townhouse
occupying a prominent Woodstock Road position, with
adaptable accommodation arranged over five floors
and rare garaging in North Oxford.*



A substantial and beautifully refurbished Edwardian townhouse occupying a prominent position on Woodstock Road, offering highly adaptable accommodation together with rare garaging in the heart of North Oxford.

Arranged across five floors, this impressive home has been comprehensively reimagined to provide elegant, large-scale living while retaining the architectural presence and proportions expected of a house of this calibre. Subtle adjustments to the original Edwardian layout have created a more natural flow for modern living, while original features such as cornicing sit comfortably alongside a clean, contemporary finish.

The principal reception rooms are generous and well balanced, defined by high ceilings, tall sash windows and carefully considered detailing. These spaces provide a natural flow through the house, creating a sense of scale without formality and allowing the accommodation to adapt effortlessly to both everyday living and more formal entertaining. One of the reception rooms is currently used as a library, offering a quiet retreat for reading or working.

To the rear, a striking kitchen, dining and living space forms the centrepiece of the home. Designed as a true lifestyle room, it is flooded with natural light from extensive glazing and overhead skylights and opens directly onto the garden. A contemporary wood-burning stove creates a warm and inviting atmosphere during the cooler months, while in summer the space flows seamlessly outdoors.

The kitchen itself is fitted to a very high standard, with bespoke handmade cabinetry, premium integrated Miele appliances and a Quooker instant boiling water tap, complemented by generous dining and seating areas that work equally well for day-to-day family life and larger gatherings.

Throughout the house, thoughtful design has been used to create a calm and highly functional living environment. Purpose-built wardrobes, a dedicated office and library space provide excellent storage and working areas, allowing the house to remain organised and clutter-free while retaining its elegant character.









SELLER INSIGHT



What first attracted you to the house when you bought it?

The proportions of the rooms, the garage, and the potential the house offered. We could immediately see what it could become.

What have you most enjoyed about living here?

The light, the location and the flexibility of the space. It works so well for everyday life, but also when the house is full.

Are there any particular rooms or spaces you especially love?

I'm addicted to the light in the kitchen – it completely changes the mood of the house. Greg loves sitting quietly in the library with a book; it's such a peaceful space.

What do you feel makes the house stand out?

The wood-burning stove in the kitchen. It almost makes us look forward to winter – it's so warm and cosy. We also love the walled "Chelsea" garden. It's a tranquil spot right in the busy heart of Oxford.

How would you describe the layout and design of the house?

We made some minor adjustments to the original Edwardian layout to create a more natural flow for modern living. We really love the combination of a clean, modern look while keeping key original features like the cornicing.

How have you personalised the house?

By designing in functional wardrobes, office space and a library. It's allowed us to keep the house clutter-free and really enjoy the space.

How has the house supported your day-to-day lifestyle?

Everything is so easy to access. There's a bus stop right outside, plenty of parking, and it's a lovely five-minute walk to Summertown shops, cafés and Port Meadow. When the children were at home, they could walk easily to school, friends' houses and activities. We're also very close to the Oxford Bridge Club, which is about a five-minute walk away. We love walking to the Phoenix Cinema in Jericho and having such easy access to theatres and restaurants. I also really enjoy being able to walk or cycle into town and the train station along the canal path.

How do you use the outdoor space?

In the summer we have the double doors wide open and spend a lot of time eating and entertaining in the garden. It's very easy to maintain and always looks good from the kitchen and living area. The side access to the garden has also been an unexpected bonus.

Have you hosted any memorable occasions here?

Many dinner parties, fundraising events and gatherings of friends from out of town. Being able to host our whole family – sixteen people – comfortably at Christmas has always been a highlight.

What improvements have you made to the house?

The entire house was gutted and renovated in 2015. That included tanking the basement, installing new double-glazed wooden sash windows throughout, upgrading the water supply for excellent pressure, adding wood-burning stoves, underfloor heating in key areas, new electrics, plumbing, heating, and a large rear extension. We also created multiple new bathrooms, a wheelchair-friendly cloakroom, a large kitchen/living/dining space, and a proper laundry room.

What can you tell us about the neighbourhood and community?

Summertown is a very distinctive area of North Oxford and we felt at home from the moment we arrived. It's an international community of interesting people – from fellow school parents to dog walkers heading to Port Meadow, tennis players, runners, bridge players and yoga lovers. There's always someone to chat to over a coffee, a walk or a meal.

How have you found the immediate neighbours?

It's been the perfect balance for us – friendly neighbours and being part of the well-known Beechcroft and Thorncliffe Roads community. We'll miss them all.

Are there any local activities you particularly enjoy?

I've been a member of Nuffield Health since we arrived. It's a three-minute walk to indoor and outdoor pools, tennis courts, a large gym and a full timetable of classes. It's always felt like having my own pool and tennis courts, with someone else to look after them.

What are the main advantages of the location?

There's a choice of two mainline stations into London – Oxford to Paddington in 49 minutes, and Oxford Parkway to Marylebone in about an hour. Shops, restaurants, art galleries, coffee shops, doctors, dentists, the library and the North Wall Theatre are all within a five-minute walk, along with several gyms. As we've got older, we've also really valued being close to one of the country's top hospitals. Road access is excellent too, with quick links to the A34 and M40.

What advice would you give the next owners?

Embrace the bus. It took us a few years to convert from being drivers to bus users, but the convenience and freedom it offers really changed our lives. And never take everything that's on the doorstep for granted.

What will you miss most?

This beautiful home – the location, the space, the people, and all the off-road parking!*

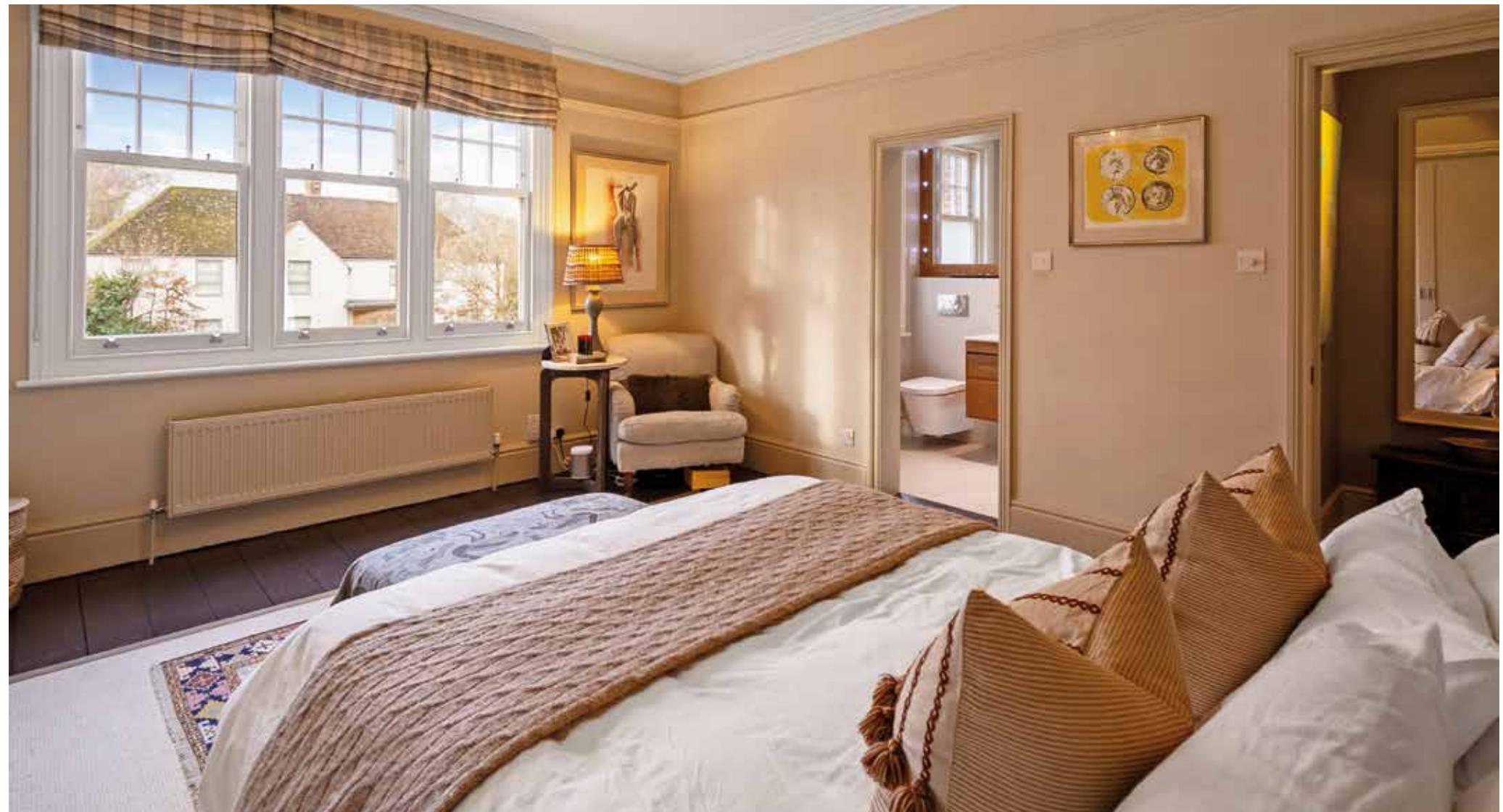


The upper floors provide well-considered and flexible bedroom accommodation, arranged across three levels and well suited to both family living and guests. The first floor comprises the principal bedroom suite, offering generous proportions and a calm outlook, alongside two further double bedrooms. These rooms are served by beautifully appointed bath and shower rooms, finished to an extremely high standard.

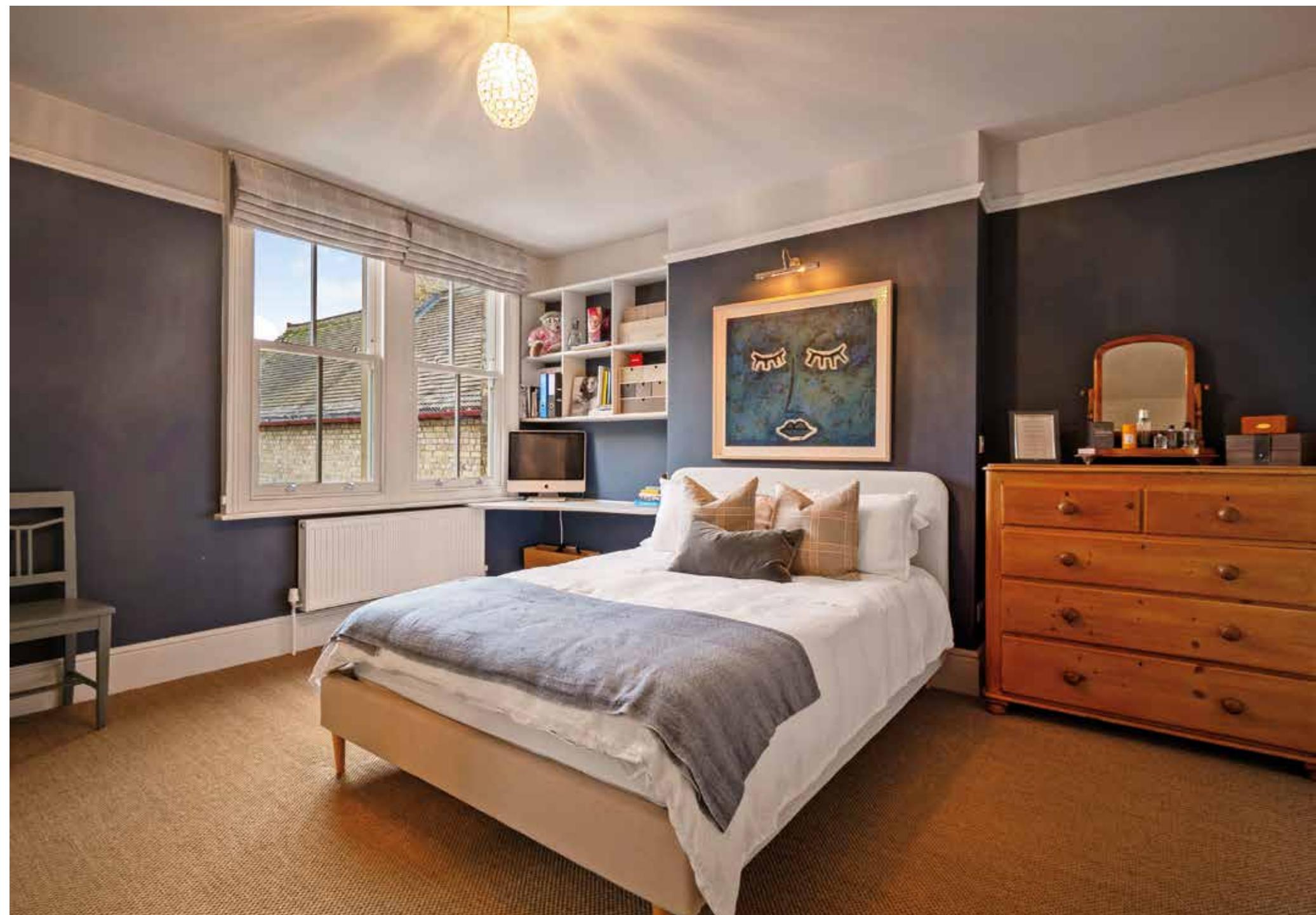
The second floor provides two additional double bedrooms, again well-proportioned and supported by quality bathroom facilities, making this an ideal floor for children, guests or home working.

On the top floor, a further bedroom suite offers excellent flexibility and is particularly well suited to teenagers or an au pair, benefiting from its separation from the main living areas below.

This arrangement allows the house to adapt easily to changing requirements, offering a natural division between principal, family and guest accommodation while maintaining a strong sense of balance throughout.











A particularly valuable feature of the property is the self-contained lower-ground-floor accommodation. Fully equipped with its own kitchen and shower room and benefiting from independent access, this space lends itself to a wide range of uses, including a guest apartment, granny flat, home office, gym, studio or playroom. It has also been successfully operated as a one-bedroom short-let, generating approximately £30,000 per annum in net income, should a buyer wish to retain this option.

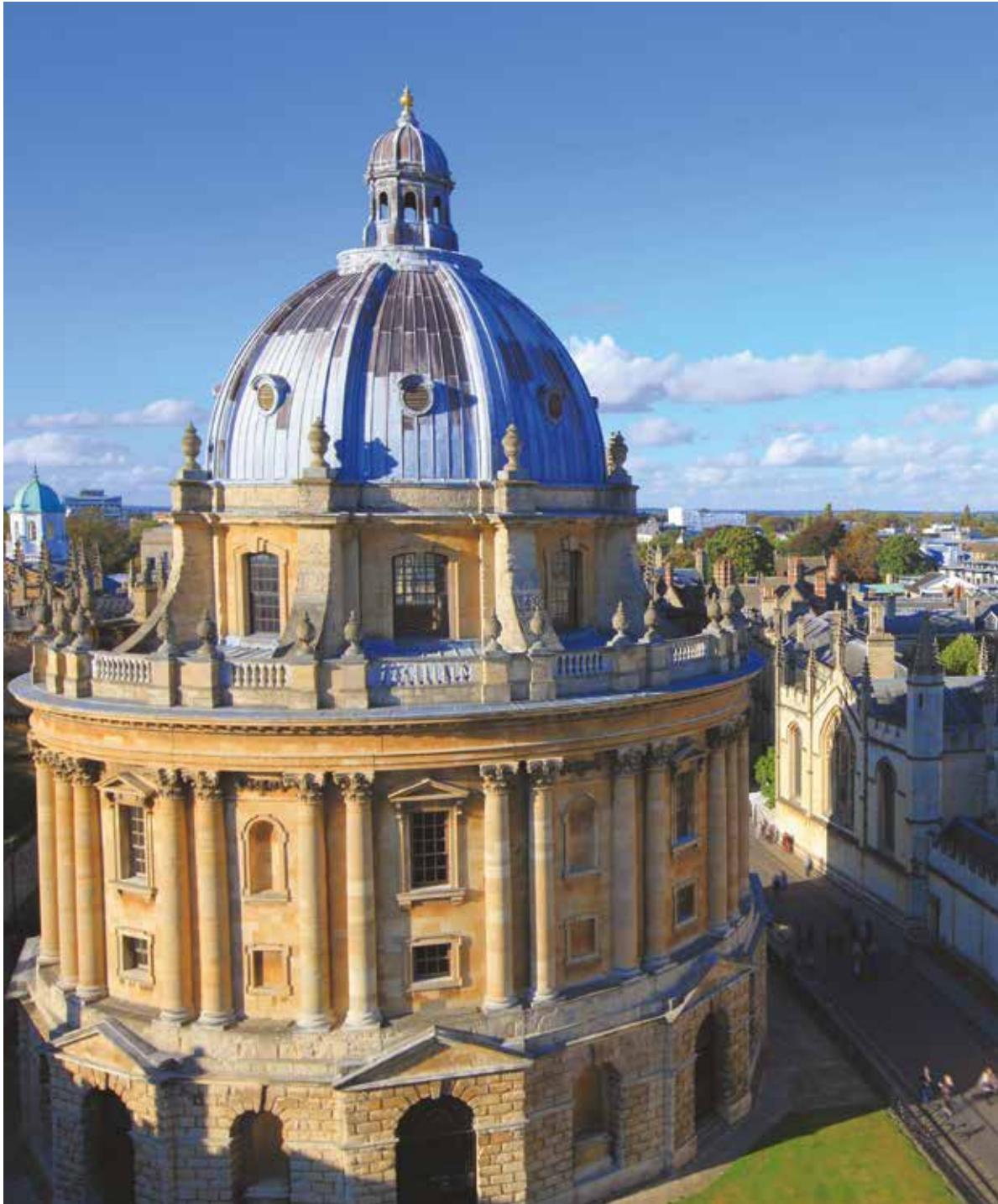




Externally, the house enjoys a private, walled rear garden with secure side access. Designed to be tranquil and low maintenance, it provides an attractive outlook from the kitchen and living spaces and works particularly well for outdoor dining and entertaining.

To the front, there is off-road parking for multiple vehicles in addition to a private garage – an increasingly rare and highly prized asset in this prime North Oxford





LOCATION

206 Woodstock Road sits close to the heart of Summertown, one of Oxford's most desirable and well-established residential neighbourhoods. Renowned for its village-like atmosphere, Summertown offers an excellent range of independent shops, artisan bakeries, cafés and well-regarded restaurants, alongside everyday conveniences including Marks & Spencer Foodhall.

The area is particularly prized for its lifestyle balance, combining a strong sense of community with easy access to central Oxford. For fitness and leisure, the Nuffield Health & Racquets Club is only a short walk away, offering gym, racquets and spa facilities.

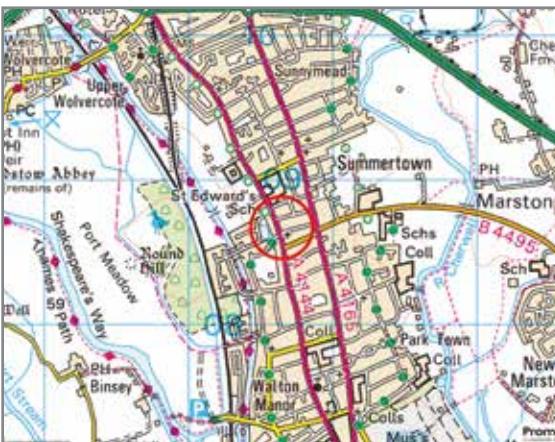
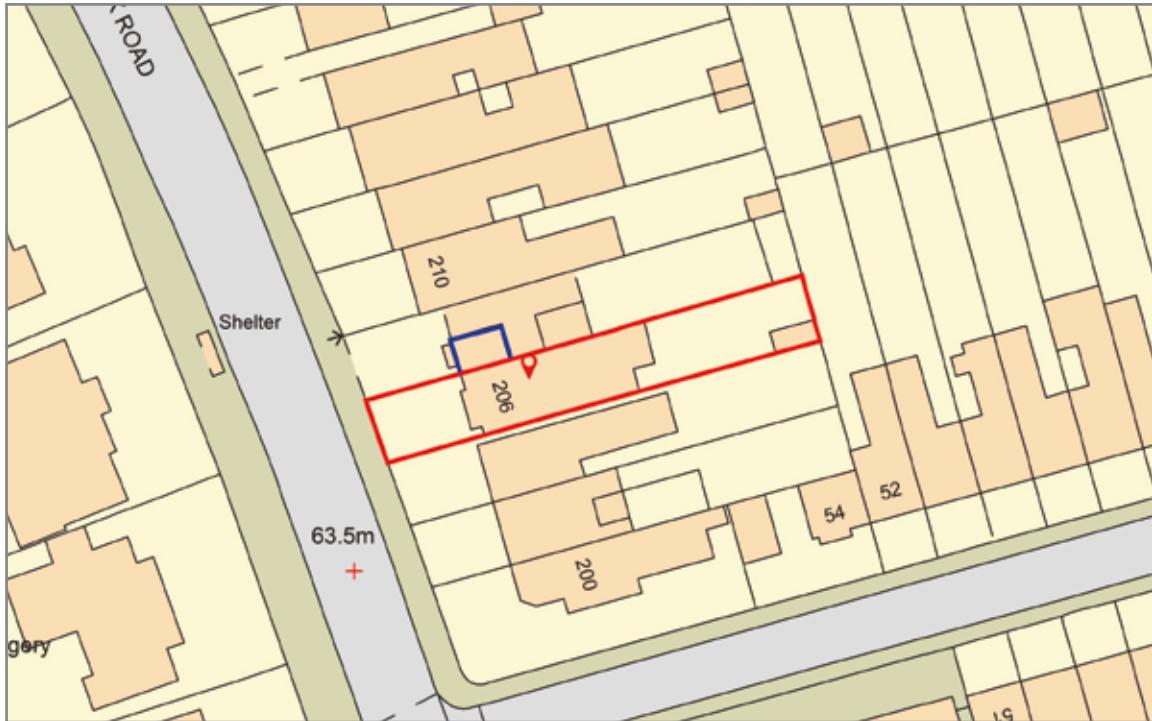
Summertown is also well placed for several highly regarded independent schools, including St Edward's School, The Dragon School, Summer Fields School, Oxford High School and d'Overbroeck's.

Oxford offers excellent transport connections, with mainline rail services from Oxford to London Paddington and Oxford Parkway to London Marylebone, both taking around an hour. The A34 provides direct access to the M40 and M4, offering convenient routes to London, the Midlands and the wider motorway network. London Heathrow and Birmingham airports are also readily accessible.

206 Woodstock Road represents a compelling opportunity to acquire a substantial, turn-key Edwardian townhouse offering refined and versatile accommodation, rare garaging and an enviable position within immediate reach of Summertown, the city centre and Oxford's most highly regarded schools.



INFORMATION



Services, Utilities & Property Information

Utilities – Mains Water Drainage, Electricity and Gas.

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area, although we advise you to check with your provider.

Broadband Availability – Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 100 Mbps

Tenure

Main Property: Freehold. Garage: Leasehold (Separate Title, 999 Lease, No Ground Rent Payable)

Directions

Postcode: OX2 7NH / what3words: LANES.PINE.WACKY

Local Authority

Oxford City Council

Council Tax Band: G (£4,257/yr)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244

Website

For more information visit www.fineandcountry.co.uk/oxford-estate-agents

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

206 WOODSTOCK ROAD, OXFORD OX2 7NH



APPROXIMATE GROSS INTERNAL AREA: 3564 sq ft, 331m²

GARAGE : 172 sq ft, 16m²

TOTAL AREA: 3736 sq ft, 347m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



CRAIG DRUMMOND MNAEA PARTNER

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I have lived in Oxfordshire for most of my life, growing up in Standlake and attending school in North Oxford, where I am now based. This long-standing connection has given me an in-depth understanding of the local market, its architecture, and its communities.

With experience in residential property sales across both corporate and independent agencies, I am proud to partner with Fine & Country—a brand synonymous with premium homes and exceptional service. My background in high-end interior design/retail, and the luxury jewellery sector has instilled in me a strong appreciation for quality, presentation, and discretion—qualities that are essential in the upper tier of the property market.

I take great pride in offering a truly personal and comprehensive service, guiding my clients with care, attention to detail, and integrity at every stage of the process. I understand that selling or purchasing a home is not only a financial commitment but an emotional journey, and I am dedicated to ensuring the experience is as smooth, rewarding, and successful as possible.

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FOUNDATION

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