



THOMAS
MERRIFIELD
SALES LETTINGS

QUARTERMAN
2015

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

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

A spacious detached four bedroom family house built to a high standard and specification by the current owners offering larger than expected accommodation close to central Headington and central Oxford.

- Open-plan ground floor living space
- Wood burning stove and bifold doors to the garden
- Open-plan fitted kitchen with integrated appliances
- Very large main bedroom with ensuite shower room
- Three further double bedrooms, two ensuite
- Family bathroom with free-standing copper bath
- Private courtyard garden
- Double glazing and gas-fired central heating
- Resident permit parking rights
- Council Tax Band: E EPC Rating: B

This is a truly unique family house built with great care to provide contemporary living over three floors. A particular feature is the huge ground sitting/dining room with an Italian marble floor with underfloor heating, woodburning stove and bifold doors opening onto the very private courtyard garden. The open plan kitchen offers ample storage, solid granite worksurfaces and integrated appliances. There is an oak staircase and oak joinery through the house. All four bedrooms are double rooms with fitted storage and the two rear bedrooms being very large and the top floor bedrooms vaulted into the roof space. The bathrooms are of a high quality and the main bathroom has a stunning free-standing copper bath. Parking is via a resident permit scheme and the New Build Warranty runs until March 2028.

£995,000 Freehold





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. The house is in the school catchment area for St Andrews and Windmill School. 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.

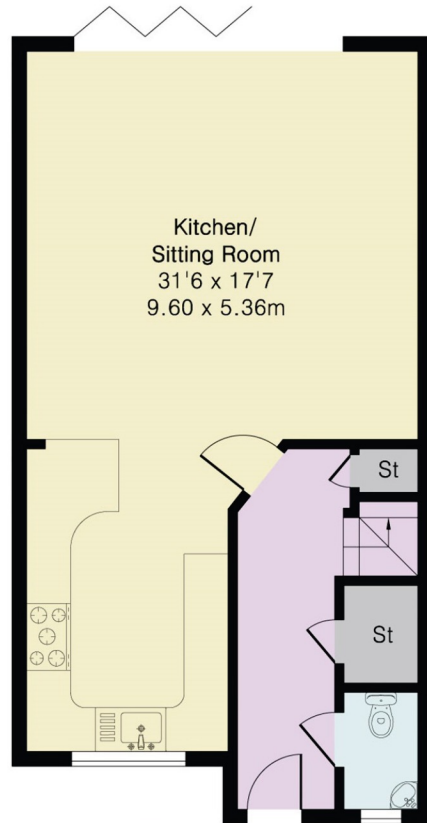


Approximate Gross Internal Area 1658 sq ft - 153 sq m

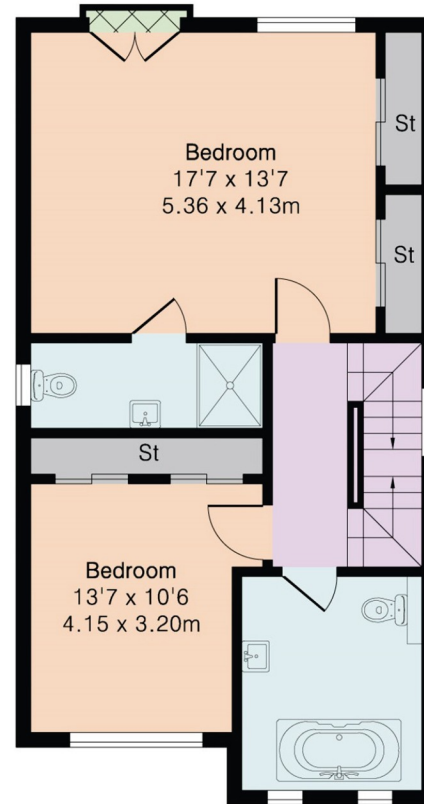
Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 575 sq ft – 53 sq m

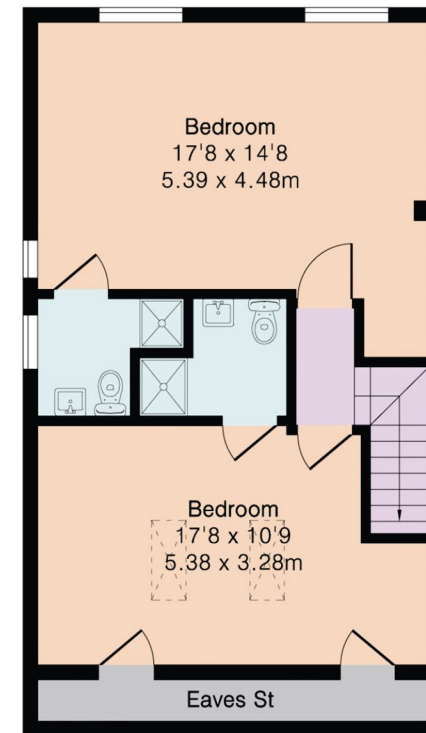
Second Floor Area 508 sq ft – 47 sq m



Ground Floor



First Floor



Second Floor



SALES LETTINGS

HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000

e. oxford@thomasmerrifield.co.uk

w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.