





## CHARLBURY ROAD

Oxford



## 32 CHARLBURY ROAD, OXFORD

A superbly presented house with west facing garden in this prime location.

   EPC  
4 3 5 D

Local Authority: Oxford City Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

The house has been the subject of meticulous renovation and extension and presents to a very high standard throughout. The house is set back from the road with off street parking and there is accommodation over two floors. The front door opens into the entrance hall, there is a study to one side and a cloakroom. The kitchen/breakfast room is the heart of the house, with a large, open-plan sitting and dining area, with doors opening onto the garden. To one side is a sitting room, and there is a further reception room off the hall, which has access at the side of the house. There is a utility room off this reception room.



## MORE ABOUT THE PROPERTY

The first floor has the main bedroom with ensuite bath/shower room as well as a roof terrace overlooking the garden. There are three more bedrooms, one with an ensuite shower room and a family bathroom. There is good eaves storage as well as a store cupboard on the landing.

The gardens are particularly attractive, with the rear garden being mainly laid to lawn with very well-stocked herbaceous borders and old apple and pear fruit trees. There is a paved terrace and, to one side, a delightful seating area at the side of the house. There is an irrigation system in the garden, and it is enclosed by fencing. At the front, gravel paths meander through ornamental grasses to the front door. There is a fine magnolia tree as well as topiary yew. There is off street parking and an EV charger.





## LOCATION

Charlbury Road is a prime residential road in the heart of the North Oxford Victorian Conservation Area. It is well positioned for Oxford's excellent range of schools, with the Dragon, Wychwood and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School, and Summer Fields within easy reach. It is close to University Parks for lovely walks along the river. There is good access to Summertown's day-to-day shopping facilities, including Marks & Spencer Food Hall, two other supermarkets, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club.

There are also dentist and doctor surgeries. There is a farmers' market every two weeks in North Parade, and in Jericho, there are two small supermarkets, a number of individual shops, the Phoenix Picturehouse cinema and a number of bars and restaurants. The Woodstock and Banbury roads join directly to the Oxford ring road, connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington (approximately 53 minutes), and Oxford Parkway station has services to London Marylebone (approximately 62 minutes).





## DISTANCES

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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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