



THOMAS
MERRIFIELD
SALES LETTINGS

36 Harefields
Oxford, OX2 8NS

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A beautifully appointed and spacious town house that provides versatile accommodation across three floors complemented by a courtyard garden and garage.

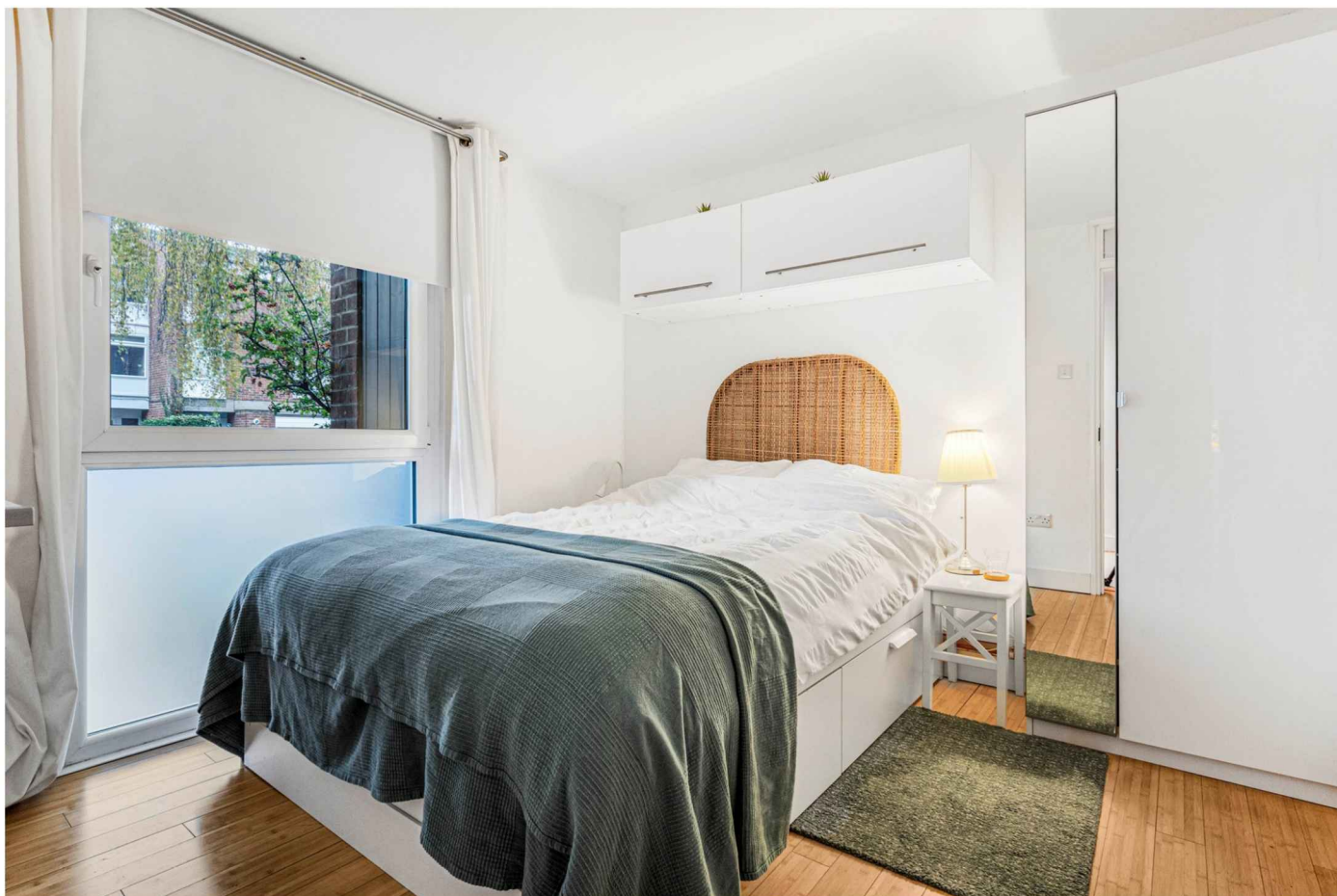
- Entrance hall
- Utility/Shower room
- Garden room & study
- Kitchen/dining/sitting room
- Three second floor bedrooms
- Family bathroom
- Garage and parking space
- Walled courtyard garden
- EPC Rating: C
- Council Tax Band: D

36 Harefields offers larger than average accommodation of approximately 1268 sqft (118m²). The ground floor provides two rooms that could be bedrooms 4 and 5 or alternatively used as a study and second reception room or studio. The first floor is a large open-plan double aspect room that combines a modern contemporary style fitted kitchen with a light and airy living space. Across the second floor are three bedrooms and a family bathroom. Outside to the rear is a south facing walled courtyard garden and a single parking space with a further parking space.

According to Ofcom, Standard, Superfast and Ultrafast broadband is available and you will have limited mobile voice and data coverage indoors and likely outdoors with certain providers.

Guide Price £725,000 Freehold





Harefields is well placed in a quiet residential area just north of the ring road and within a few hundred metres of popular Cutteslowe Park. There is easy access into both Summertown and Oxford city where there are a wealth of retail outlets, entertainment venues, cafes, bars and restaurants to suit most tastes. There are both private and state schools for all ages.

Locally there are shops providing day to day needs and for the more active there is North Oxford Tennis Club, Hockey and Golf Clubs, as is Nuffield Health and Leisure. There is excellent direct access into London by train via Oxford Parkway which is within half a mile.



Approximate Gross Internal Area 1409 sq ft - 130 sq m

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 433 sq ft – 40 sq m

Second Floor Area 433 sq ft – 40 sq m

Garage Area 141 sq ft – 13 sq m

