



THOMAS
MERRIFIELD
SALES LETTINGS

87 Marlborough Road,
Oxford, OX1 4LX

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A superb three-bedroom period property situated in the sought after Grandpont area of Oxford.

- Entrance hall
- Living room with bay window
- Dining room
- Kitchen/family room
- Second floor two bedrooms
- Family bathroom
- Second floor master bedroom with en-suite
- Summer House
- Enclosed rear garden
- Council Tax Band: E. EPC Rating: C

The property has been thoughtfully improved and extended by the current owners. The spacious accommodation comprises, entrance hall with stairs rising to the 1st floor, sitting room with bay window to front aspect, dining room and cloakroom. The kitchen/family room is a particular feature of this property and is extensively fitted with matching range of units, bifold doors open onto the garden. On the first floor there are two good-sized bedrooms and a family bathroom, on the second floor is a master bedroom with en-suite. Outside there is a private and enclosed garden and timber garden studio.

According to Ofcom, Broadband Superfast and Ultrafast is available and mobile voice and data coverage is good indoors and outdoors.

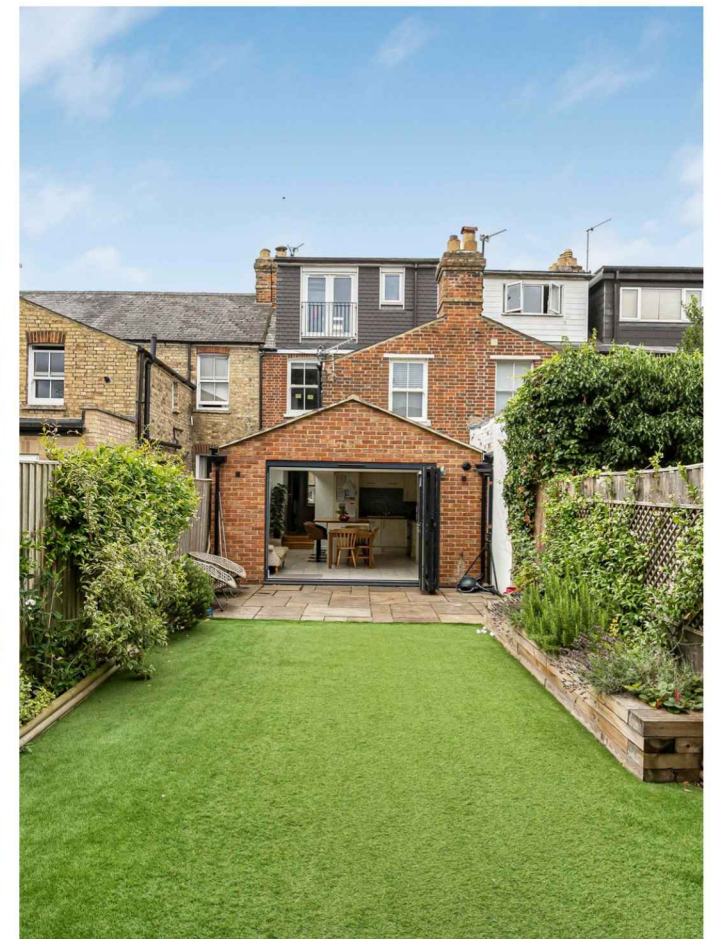
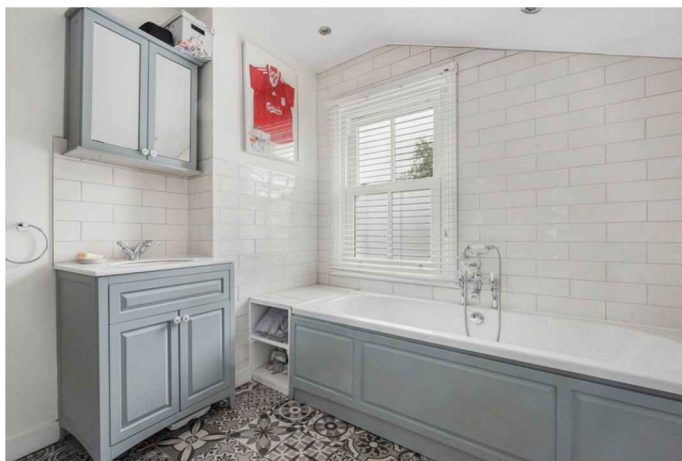
Guide Price £755,000 Freehold





Grandpont is located approximately half a mile south of central Oxford with easy access to the River Thames at Folly Bridge, Christchurch Meadow and Hinksey Park with its playground and open-air pool.

The Oxford Ring Road is within a mile of the property offering a 60 minute service to London Paddington, Oxford Coach Station at Gloucester Green provides a regular bus service to multiple destinations including London Victoria. Central Oxford provides a range of high street shops, as well as theatres, museums, galleries and cafes and restaurants to suit most tastes.



**Approximate Gross Internal Area 1284 sq ft - 120 sq m
(Excluding Outbuilding)**

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 446 sq ft – 42 sq m

Second Floor Area 219 sq ft – 20 sq m

Outbuilding Area 88 sq ft – 8 sq m

