



# A comfortable family home

16 Southmoor Road, Oxford, OX2 6RD

Freehold



Hall • double reception room • kitchen • conservatory  
• four bedrooms • bathroom • garden

### Location

Southmoor Road is a side road lying within the North Oxford Victorian Conservation Area, with good access to Oxford and the amenities of North Oxford and Summertown. It is within a mile radius of the City Centre and Oxford mainline train station, with a regular service to London Paddington and, to the north, is Oxford Parkway, with a regular service to London Marylebone. It is well located for all the popular Oxford schools, and the open spaces of Port Meadow are within a half mile radius.

### Directions

From Oxford proceed north on Woodstock Road and turn left into Leckford Road. Turn right into Kingston Road, left after a distance into Southmoor Place and right into Southmoor Road.

### About this property

This is an attractive mid terraced Victorian house with a practical layout over three floors which has become so popular with families. On the ground floor, the hall opens up to the double reception room, which leads through to the kitchen. Beyond this is the conservatory which overlooks the garden. There are two good bedrooms and a bathroom on the first floor, together with two further good bedrooms on the second floor.

To the front is a small garden area with retaining brick wall. The rear garden is laid to lawn and interspersed with flowers, plants and shrubs.

### Tenure

Freehold

Mains services connected.  
Gas heating

Brochure prepared and photographs taken August 2020.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





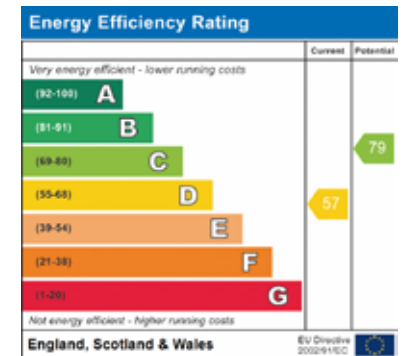
**16 Southmoor Road, Oxford, OX2 6RD**  
**Approximate Area** 126.5 sq m / 1362 sq ft  
**Including Limited Use Area** (4.8 sq m / 52 sq ft)



savills

savills.co.uk

**Ronnie van der Ploeg**  
 Savills Summertown, Oxford  
**01865 339 705**  
 summertown@savills.com



For identification only. Not to scale. © 200901RVDP

**Important notice** Savills, its 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

