



Tucked away in popular area

5 Cannons Field, Old Marston, Oxford OX3 0QR

Freehold





Hall • sitting room • conservatory • kitchen/dining room  
• cloakroom • two bedrooms • bathroom • parking  
• gardens

### Local Information

Old Marston village is a sought after location within the Oxford ring road, comprising a blend of period and modern homes in a conservation area. There is good access to the popular schools in Summertown, Headington and Oxford city centre. Oxford Parkway provides services to London Marylebone and, for those wishing to enjoy the immediate surroundings, there are numerous countryside and riverside walks to be enjoyed close by.

### Directions

From Summertown, proceed south towards the city centre, turning left onto Marston Ferry Road. Continue along Marston Ferry Road, turning left into Oxford Road, Old Marston. Continue along Oxford Road and turn right into Elsfield Road. Cannons Field will be found on the right hand side.

### About this property

Tucked away in a cul-de-sac, this charming property provides light, practical and nicely proportioned accommodation arranged over two floors. The welcoming sitting room, with wooden beams and exposed stone wall, leads through to the conservatory, with an appealing outlook over the garden, and the large kitchen/

dining room is perfect for entertaining and family gatherings. On the first floor are two double bedrooms and a generously sized bathroom. The neatly tended walled gardens are an attractive feature. They lie to the front and side of the property, are laid to lawn, and interspersed with plants, trees and shrubs. Gated access to the driveway provides parking for several cars.

### Tenure

Freehold

### Services

Mains services connected

### Local Authority

Oxford City Council

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

Photographs taken and brochure prepared August 2021







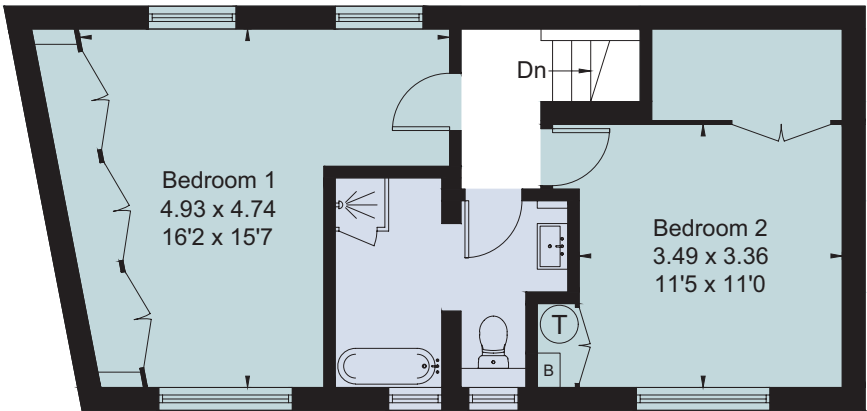
5 Cannons Field, Old Marston, Oxford OX3 0QR  
Approximate Area 112.1 sq m / 1207 sq ft  
Including Limited Use Area (2.1 sq m / 23 sq ft)



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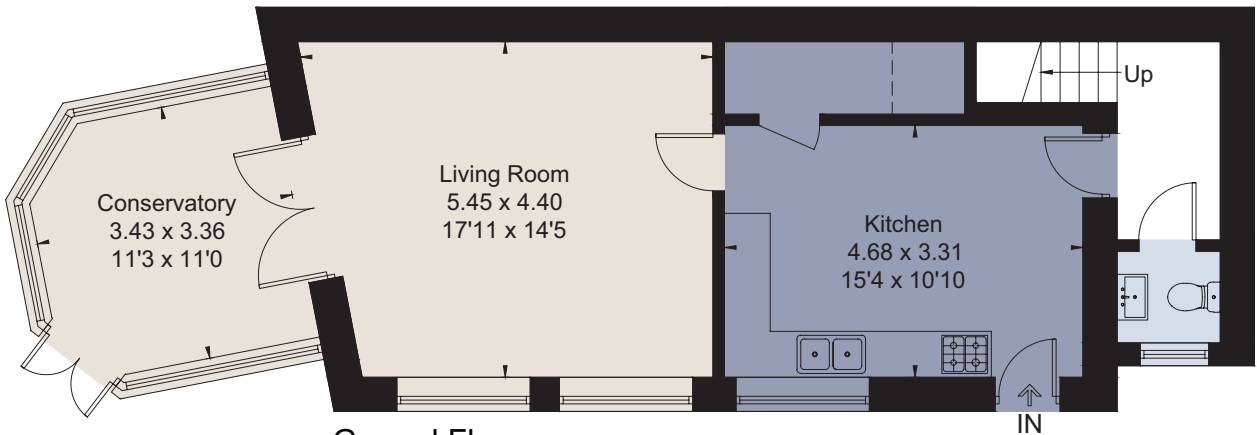
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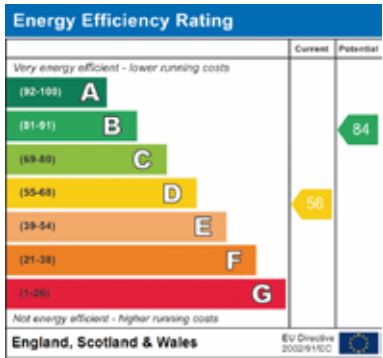
[Dashed line] = Reduced head height below 1.5m

First Floor



Ground Floor

For identification only. Not to scale. © 210831KE



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