



DETACHED FAMILY HOME IN LEAFY SIDE ROAD

4 DAVENANT ROAD, OXFORD OX2 8BX



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Entrance hall ♦ 2 reception rooms ♦ orangery ♦ kitchen/ breakfast room ♦ utility cloakroom ♦ 5 bedrooms ♦ 3 en suite shower rooms ♦ family bathroom ♦ parking ♦ gardens ♦ EPC rating = D

Situation

Davenant Road is a popular tree lined residential road north of Summertown.

It is within a two mile radius of the city centre and Oxford mainline train station, with a regular service to London Paddington. To the north is Oxford Parkway, with a regular train service to London Marylebone.

It is well located for all the renowned North and Central Oxford schools, and Summertown has an enticing array of speciality shops and restaurants, including a bakery, cafés and a Michelin starred restaurant.

Directions

From Savills Summertown office, proceed north on Banbury Road. Take the last turning on the left before the roundabout into Davenant Road. The property will be found on the right hand side.

Description

This is an attractive, detached period house with well proportioned accommodation arranged over three floors.

There are two separate reception rooms, and the kitchen/breakfast room leads to the welcoming orangery which overlooks the garden and is ideal for family gatherings. There is also a useful utility room and cloakroom.

On the first floor are four bedrooms, two of which are en suite, together with a family bathroom.

On the second floor there is a further large, light double aspect bedroom, together with an en suite shower room.



Outside

To the front, a driveway provides parking for two cars and gated side access to the rear.

The rear garden is an attractive feature of the property. From the orangery, the patio leads to the mature, well stocked garden which is laid to a shaped lawn with flower and shrub borders, and a timber summerhouse.

Services

Mains services connected. Gas heating.

Brochure prepared and photographs taken May 2019.

Tenure:

Freehold with vacant possession on completion

Local Authority:

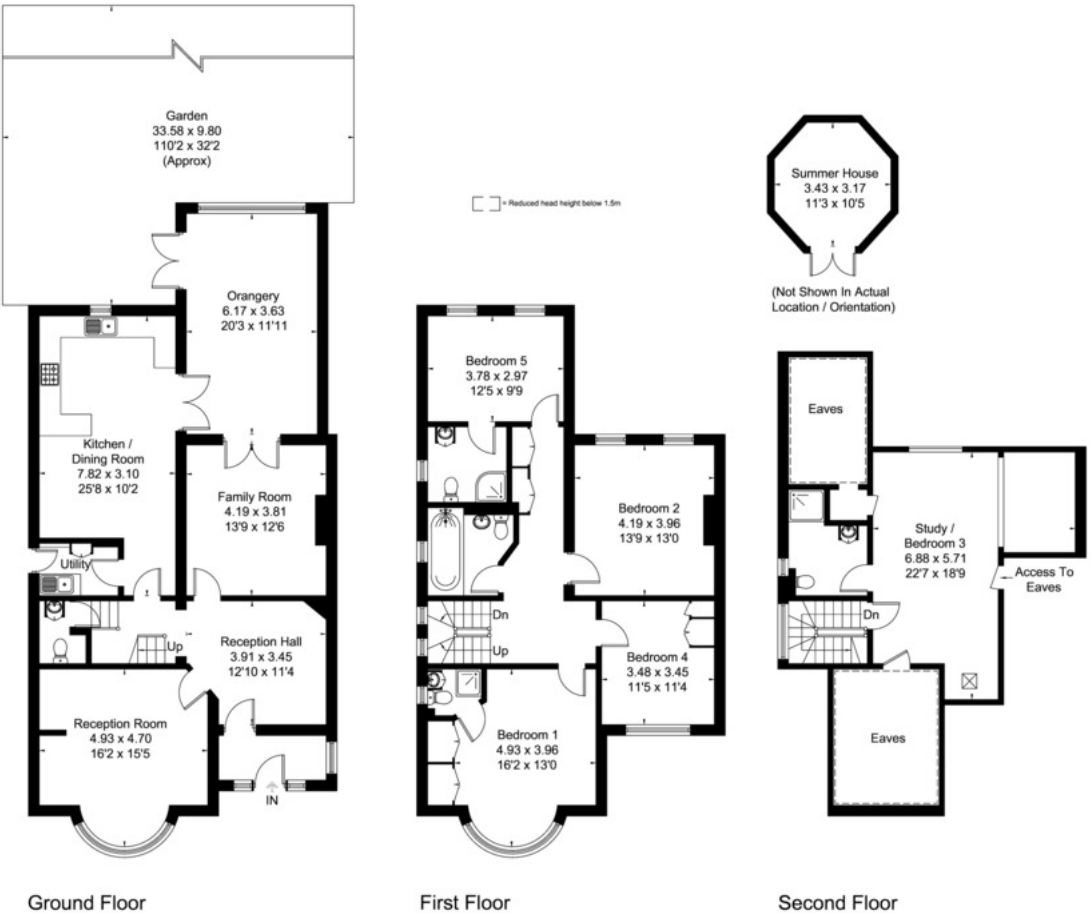
Oxford City Council

Viewing:

Strictly by appointment with Savills



Approximate Floor Area = 248.6 sq m / 2676 sq ft
 Summer House = 9.4 sq m / 101 sq ft
 Total = 258 sq m / 2777 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	