



## **LARGE FAMILY HOUSE IN PRIME POSITION**

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20 NORHAM ROAD, OXFORD, OX2 6SF







**LARGE SEMI DETACHED FAMILY HOUSE IN SOUGHT AFTER ROAD WITH PARKING AND WALLED GARDEN**

**20 NORHAM ROAD, OXFORD, OX2 6SF**

3 reception rooms ♦ kitchen/dining room ♦ utility room ♦ cloakroom ♦ 5/6 bedrooms ♦ 2 bathrooms ♦ shower room ♦ gym/study ♦ parking ♦ walled garden ♦ EPC rating = D

**Situation**

Norham Road is a sought after residential side road in Central North Oxford, within the North Oxford Victorian conservation area and with good access to Oxford city centre and the amenities of North Oxford and Summertown. It is within a mile of the city centre and easily accessible to Oxford mainline train station, with a regular service to London Paddington in approximately 55 minutes. It is extremely well located for the popular north and central Oxford schools, and close by are University Parks and walks along the River Cherwell.

**Directions**

From Oxford city centre proceed north along St Giles onto Banbury Road. Turn right after a distance into Norham Road. The property will be found on the left hand side.





### Description

This is a striking semi detached family house built in 1880. With a floor area of around 3666 sq ft arranged over four floors, the property provides a substantial home with excellent family living and entertaining space. The feeling of space is enhanced by high ceilings and large windows to the front and rear, together with windows to the hallways and landings. There are fireplaces in the bedrooms, and the property has been updated with double glazing fitted in 2013, oak doors and flooring, and Clive Christian design fitted furniture. There are five/six bedrooms together with two bathrooms and a shower room. On the upper ground floor, the drawing room has extensive fitted bookshelving and cupboards, and there is a welcoming kitchen/dining room with Aga, windows overlooking the rear garden and door with steps down to the patio. There is also a family room with vaulted ceiling and windows overlooking the front. On the lower ground floor, the sitting room has French doors opening to the rear garden, and there is a large study with extensive fitted bookshelving and cupboards. There is also a useful utility room, cloakroom and boot room with door to the garage/store.

Outside, to the front is a block paved driveway providing extensive parking and leading to the garage/storage area, which has an up and over door to the front and access to the rear garden. Immediately to the rear of the property, opening from the sitting room, is a paved courtyard garden with steps rising to a paved patio and leading to the garden. The attractive walled garden is laid to lawn with neatly tended flower and shrub borders. To the rear of the garden is a large thatched timber gazebo, ideal for entertaining and alfresco dining.

### Services

Mains services connected

### Tenure:

Freehold with vacant possession on completion

### Local Authority:

Oxford City Council

### Viewing:

Strictly by appointment with Savills

## 20 Norham Road, Oxford, OX2 6SF

Gross Internal Area (approx) = 293.2 sq m / 3156 sq ft

Garage = 11.1 sq m / 119 sq ft

Store = 13.7 sq m / 147 sq ft

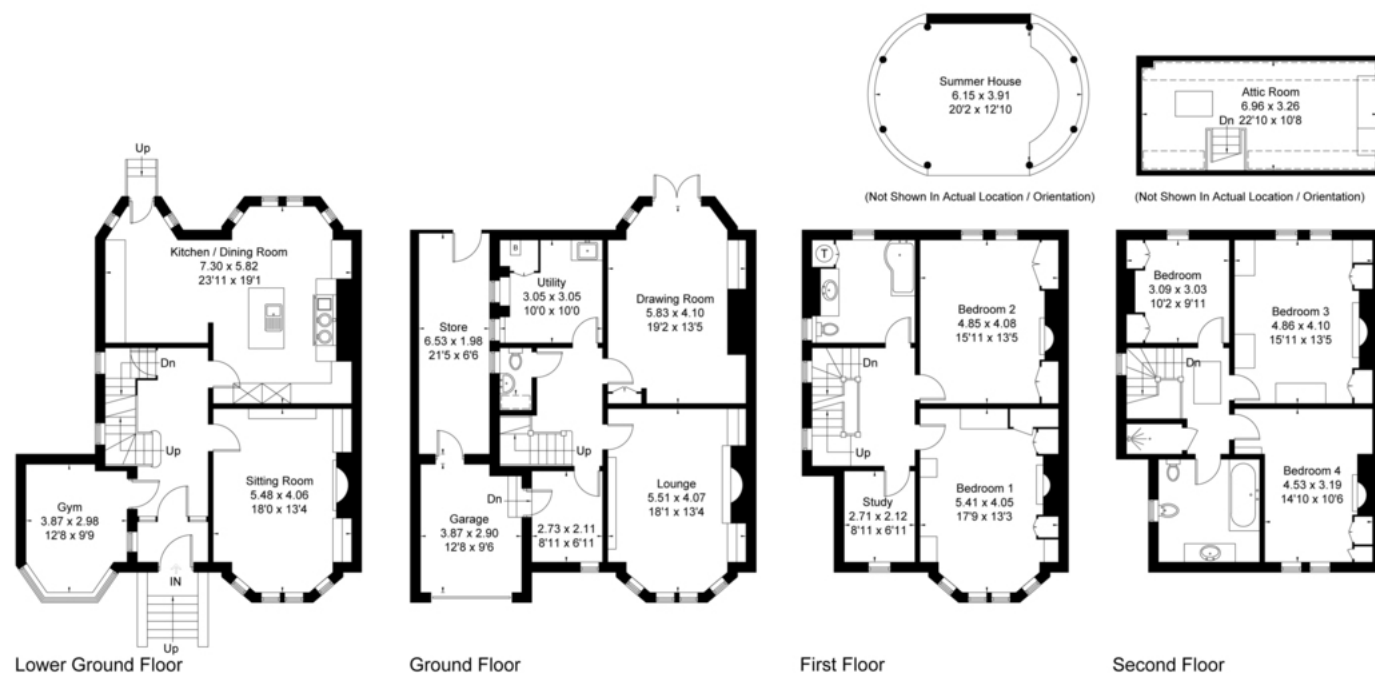
Attic = 22.7 sq m / 244 sq ft

Summer House = 23.2 sq m / 250 sq ft

Total = 363.9 sq m / 3917 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	