



33 SQUITCHEY LANE

Oxford, OX2 7LD

savills

Modern detached house in enviable location

Hall ♦ sitting room ♦ dining room
♦ kitchen/breakfast room
♦ utility room ♦ cloakroom
♦ master bedroom with en-suite
shower ♦ 4 further bedrooms
♦ bathroom ♦ shower room ♦ parking
♦ gardens ♦ EPC rating = C

SITUATION

Squitchey Lane is a popular tree lined residential side road just 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 sixth turning on the left into Squitchey Lane. The property will be found on the left hand side.



DESCRIPTION

This is a modern detached house of 1910 sq ft, with particularly light, well proportioned accommodation arranged over three floors, and providing excellent family living space. There are two separate reception rooms on the ground floor, and the welcoming dual aspect kitchen/ breakfast room opens to the garden and is ideal for family gatherings and entertaining. There is also a useful utility room and a cloakroom. On the first floor are three good bedrooms, one of which is en-suite, together with a family bathroom, and there are two further good bedrooms on the second floor, together with a shower room.

Outside, to the front, a driveway provides parking, with a flower and shrub border, and gated side access to the rear. A paved patio leads to the south facing garden which is laid to lawn with flower and shrub borders.

ADDITIONAL INFORMATION

Services: Mains services connected. Gas heating.

Tenure: Freehold with vacant possession on completion.

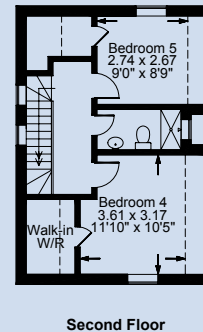
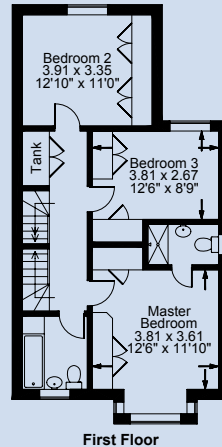
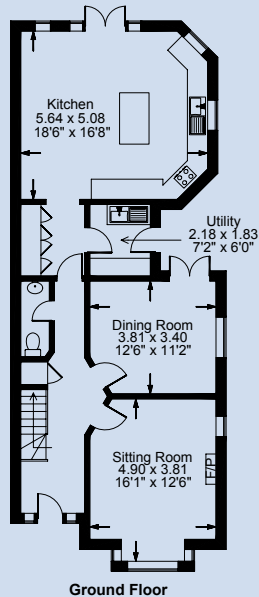
Local Authority: Oxford City Council

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

Viewing: Strictly by appointment with Savills.

Brochure prepared and photography taken March 2019.





APPROXIMATE GROSS INTERNAL AREA
177 SQ M / 1910 SQ FT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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