



**AN EXCEPTIONAL FAMILY HOUSE ON THE WEST SIDE OF THIS PRIME SIDE ROAD**

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15 NORTHMOOR ROAD, CENTRAL NORTH OXFORD OX2 6UW

**savills**

## AN EXCEPTIONAL FAMILY HOUSE ON THE WEST SIDE OF THIS PRIME SIDE ROAD IN NORHAM MANOR

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5 reception rooms ♦ kitchen/breakfast room ♦ wine store ♦ master bedroom suite ♦ 6/7 further bedrooms ♦ 3 bath/shower rooms ♦ self contained flat ♦ parking ♦ west facing garden ♦ EPC rating = C

### Situation

Northmoor Road is one of the more favoured locations within highly regarded North Oxford Victorian Conservation area. It provides easy access to Oxford known throughout the world for its beautiful and historical architecture, universities and hospitals together with its excellent schools.

There are excellent communications with access to the M40, connecting to London and Birmingham, the A34 linking to Newbury and the M4. There is a fast rail service to London Paddington taking approximately 55 minutes and from Oxford Parkway there are services to London Marylebone in approximately 56 minutes. From the coach station in Gloucester Green there is a regular service to London Victoria, Heathrow and Gatwick airports.

### Description

This handsome family house was built in the Victorian style yet offers facilities and specification suited to modern day family living, with superb accommodation of around 5891 sq ft over four floors. Internally, the rooms all enjoy high ceilings with excellent natural light afforded by traditional sash windows. There is underfloor heating throughout the property, except the games room.

The front door opens to a wonderful reception hall with sweeping staircase rising to the first floor. The ground floor is arranged in the traditional layout with the reception rooms off the hall, together with the kitchen/breakfast room and cloakroom. The drawing room is an attractive room with impressive stone fireplace and opens into the orangery, a delightful room from which to enjoy views over the garden. The kitchen/breakfast room is a focal point of the house with a very well equipped fitted kitchen with a gas fired Aga and central island. It enjoys views over and access to the garden. The larder and small domestic office are accessed from the kitchen. The ground floor rooms are principally fitted with oak floors, with the hall and orangery with patterned tiled floors.



The lower ground floor provides a very well fitted laundry room, wine store and superb games room which could be used for a wide variety of uses and is approximately 45ft long. There is a staff flat which could also be used as overflow accommodation and this comprises kitchen/living room, bathroom and bedroom. The first floor has a galleried landing with the master bedroom suite occupying the whole of the west side of the house. There is also a further guest bedroom suite on this floor with further bedroom and family room. The second floor comprises of four further bedrooms with a large landing area and large family bathroom. There is also plumbing for an additional bathroom to this floor.

#### **Gardens**

To the front of the house is a large gravelled area providing parking for several vehicles and it also has a number of well stocked flower and shrub borders. The rear garden is west facing and principally laid to lawn with a large stone terrace immediately to the rear of the house for outside dining.

#### **Services**

Mains services. Gas heating.

#### **Agents Note**

Photographs taken 2015 & 2017.

#### **Tenure:**

Freehold

#### **Local Authority:**

Oxford City Council

#### **Viewing:**

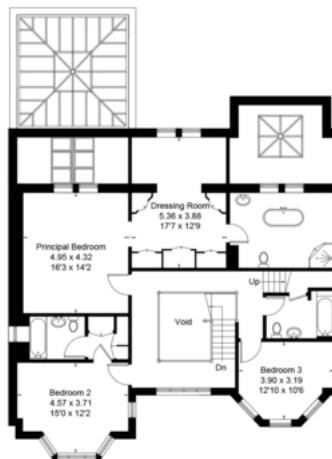
Strictly by appointment with Savills



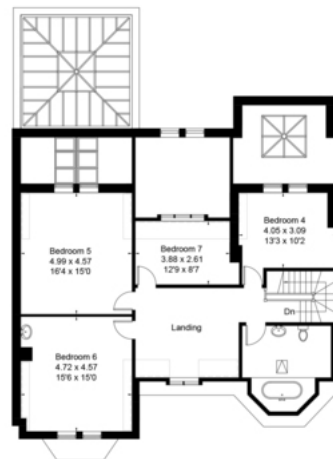
15 Northmoor Road, Oxford, OX2 6UW

Gross Internal Area (approx) = 547.3 sq m / 5891 sq ft  
(Excluding Void and Including Lower Ground Floor)  
For identification only. Not to scale.

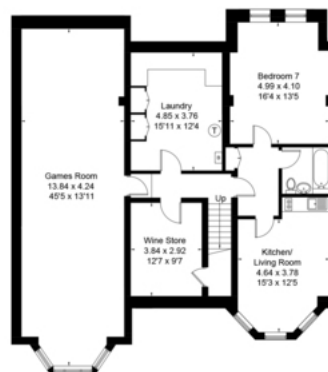
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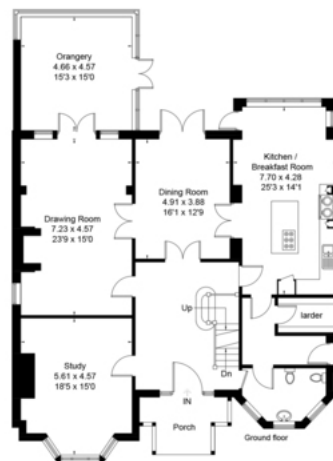
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	