A glorious west facing view

37 Blenheim Drive, Oxford OX2 8DJ

Freehold

Entrance hall • 2 reception rooms • kitchen/family room • cloakroom & utility • 5 bedrooms • bathroom & 2 en suite shower rooms • garage & parking • gardens with views

Local information
Blenheim Drive is a popular side road just west of Woodstock Road in North Oxford. The property is well located for Summertown and the popular Oxford schools, and there is good access to the city centre and ring road via Woodstock Road with a regular bus service. Additionally, Oxford Parkway just to the north provides a regular service to London Marylebone.

Directions
From Savills Summertown office cross over onto Woodstock Road and proceed north. Turn left after a distance into Blenheim Drive and the property will be found on the left.

About this property
This is a striking detached house which has been significantly extended and comprehensively renovated to such an extent that it is in essence a new build. With light, flexible and practical accommodation arranged over three floors, it is complemented by well-tended south west facing gardens with lovely views over the St. Edward's School golf course and towards Wytham Woods in the distance.

The hallway with oak flooring leads to the office, with windows to the front, and the welcoming sitting room, with wood burner and windows and French doors opening to the garden. The centrepiece is undoubtedly the impressive open plan kitchen/family room which has curved bi-folding doors with built-in Venetian blinds, air conditioning

unit, and is ideal for entertaining and family gatherings. The kitchen area has a three oven electric Aga, island unit and ample storage, and there is also a useful utility room and separate cloakroom.

On the first floor are four double bedrooms, one with an en suite walk-in shower, and the family bathroom. On the second floor, the master suite has windows with glorious views to the rear, an en suite shower room, extensive storage and a dressing room. Zoned underfloor heating throughout the ground floor.

To the front, there is gravelled parking for several cars and a garage with an electrically operated door to the front and additional door to the rear. The south west facing garden is an attractive feature. It is laid to lawn, interspersed with trees, flowers and shrubs, and backs onto St. Edward's School golf course.

Brochure prepared and photographs taken February 2020.

Services
Mains services connected. Gas heating.

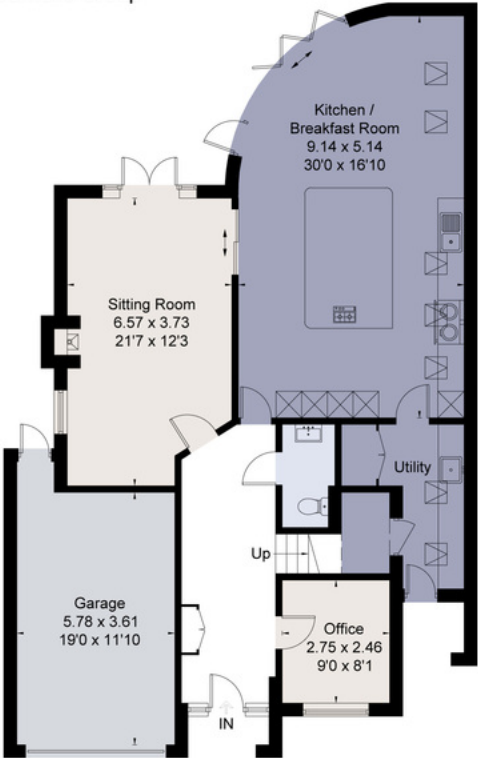### Tenure
Freehold

Local Authority
Oxford City Council

Viewing
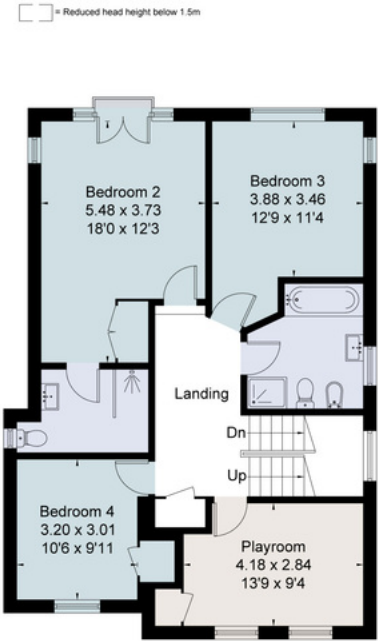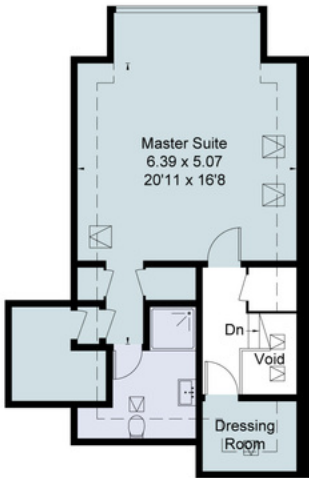Strictly by appointment with Savills

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Approximate Area = 241 sq m / 2594 sq ft (Excluding Void)
Garage = 21.4 sq m / 230 sq ft
Total = 262.4 sq m / 2824 sq ft
Including Limited Use Area (15.3 sq m / 165 sq ft)
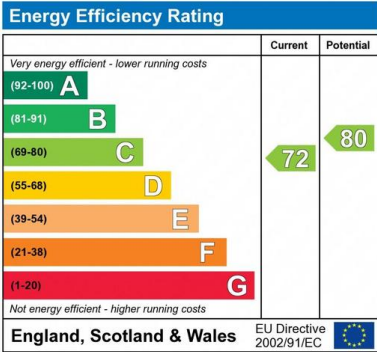For identification only. Not to scale.
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= Reduced head height below 1.5m

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Kitchen / Breakfast Room
9.14 x 5.14
30'0 x 16'10

Sitting Room
6.57 x 3.73
21'7 x 12'3

Utility

Up

Garage
5.78 x 3.61
19'0 x 11'10

Office
2.75 x 2.46
9'0 x 8'1

IN

Ground Floor

Bedroom 2
5.48 x 3.73
18'0 x 12'3

Bedroom 3
3.88 x 3.46
12'9 x 11'4

Landing

Dn

Up

Bedroom 4
3.20 x 3.01
10'6 x 9'11

Playroom
4.18 x 2.84
13'9 x 9'4

First Floor

Master Suite
6.39 x 5.07
20'11 x 16'8

Dn

Void

Dressing Room

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	72	80

England, Scotland & Wales — EU Directive 2002/91/EC

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