



## A MODERN TOWNHOUSE IN AN ENVIABLE CENTRAL NORTH OXFORD LOCATION

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11 BENSON PLACE, NORHAM ROAD, OXFORD OX2 6QH

savills

## A MODERN TOWNHOUSE QUIETLY LOCATED AWAY FROM THROUGH TRAFFIC

11 BENSON PLACE, NORHAM ROAD, OXFORD  
OX2 6QH

Entrance hall ♦ cloakroom ♦ sitting/dining room ♦ kitchen/  
breakfast room ♦ 3 bedrooms ♦ bathroom ♦ attached  
stores ♦ garage ♦ gardens ♦ EPC rating = D

### Situation

Benson Place peacefully lies at the end of Norham Road, a side road located off the Banbury Road to the north of historic Oxford city centre. Norham Manor offers easy access to nearby University Parks, the centre of Oxford and all its amenities including the bus and railway station. Equally accessible are the amenities of Walton Street to the west and Summertown to the north, beyond which is the Oxford ring road connecting to the A34 and the A40/M40 to London.

### Directions

From Savills office in Summertown, proceed southwards on the Banbury Road towards Oxford city centre and after a distance turn left into Norham Road. Proceed to the end of Norham Road which leads into Benson Place.

### Description

11 Benson Place is a well designed townhouse, part of a scheme built during the late 1960s. Constructed of brick under a tiled roof, the property has been lived in since new by the present owner and it has been well maintained and structurally unaltered. The property benefits from gas central heating (warm air) and has replacement Everest double glazed windows and doors and underneath the carpets on the ground floor we understand that there is the original wood block flooring.



The accommodation is arranged over just two floors and there is scope to update and alter the property if required so the new owners can place their own stamp on the property.

Externally the property has an enclosed courtyard garden to the front, and a charming enclosed garden to the rear which is mainly terraced with mature shrubs and personal rear access leading to a communal green. The garden is private with a south west aspect.

**Parking**

11 Benson Place has a detached garage in an adjacent block and there is residents permit parking in the area.

**Services**

All mains services

**Council Tax Band**

F

**Photography taken December 2017**

**Tenure:**

Freehold with vacant possession.

**Local Authority:**

Oxford City Council

**Viewing:**

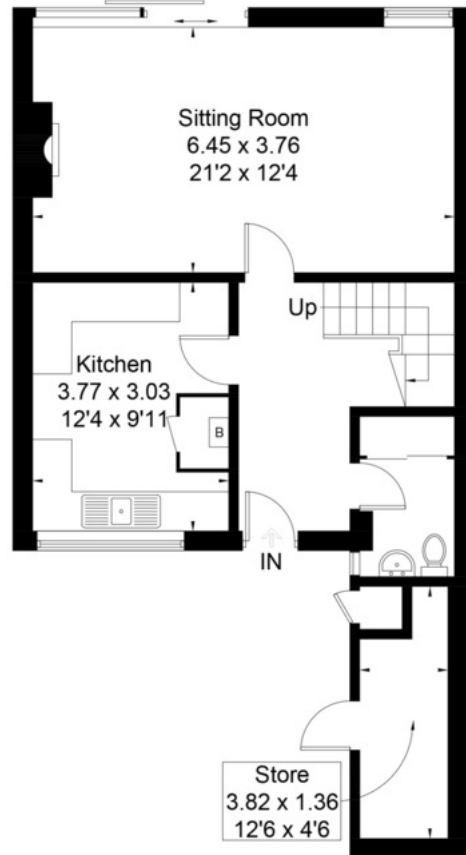
Strictly by appointment with Savills



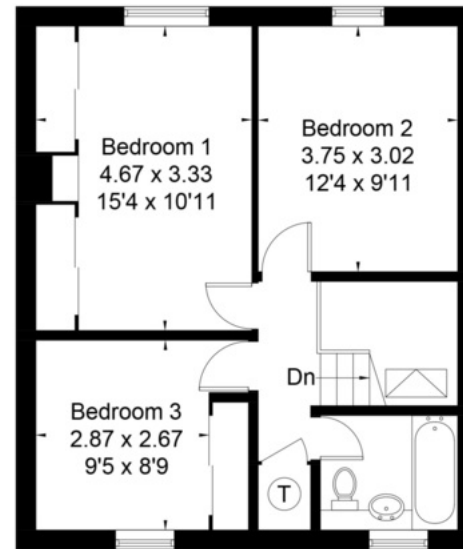


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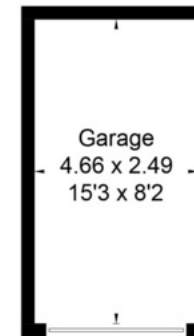
Gross Internal Area (approx) = 97.7 sq m / 1052 sq ft (Excluding Void)  
 Garage = 11.6 sq m / 125 sq ft  
 Store = 5.2 sq m / 55 sq ft  
 Total = 114.5 sq m / 1232 sq ft  
 For identification only. Not to scale.  
 © Floorplanz Ltd



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Savills Summertown  
 summertown@savills.com  
 01865 339700

savills.co.uk

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	