



MODERN DETACHED HOUSE

1 HENLEY COURT, HERNES CRESCENT, OXFORD OX2 7PS



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Entrance hall ♦ sitting room ♦ large kitchen/dining/family room ♦ utility ♦ cloakroom ♦ 4 en suite bedrooms ♦ ample parking ♦ garden ♦ EPC rating = C

Situation

Hernes Crescent is a popular residential side road lying off Banbury Road, north of Summertown. Summertown provides a good range of everyday shops, excellent restaurants and cafes, doctors and dentists, major banks, public library and leisure centre with swimming pool. It is a sought after suburb, very conveniently located for all the popular north and central Oxford schools. It is also well placed for road access, with easy access to the ring road, leading to the M40 and A34. Oxford Parkway station is just to the north and provides a regular service to London Marylebone.

Directions

From Savills Summertown office proceed north on Banbury Road. Turn right after a distance into Hernes Road. The property will be found after a short distance on the left hand side, in the corner of the cul-de-sac.



Description

Forming part of this development of just nine 4 & 5 bedroom properties designed by Oxfordshire based Sweetcroft Homes, this is a particularly stylish double fronted detached modern townhouse with light, nicely proportioned accommodation arranged over four floors. On the ground floor, the entrance hall leads to the double aspect sitting room, and the large double aspect kitchen/dining/family room leads to the veranda overlooking the garden. There is also a cloakroom and useful utility room. On the upper floors are four double en suite bedrooms, together with a useful study area on the first floor landing. Outside, there is parking for several cars with a small front garden. To the rear, the full width veranda opens to the garden which has flower and shrub borders surrounding.

Services

Mains water, drainage and electricity. Air source heat pump central heating. Underfloor heating through all floors.

Photographs taken and brochure prepared May 2018

Tenure:

Freehold with vacant possession on completion.

Local Authority:

Oxford City Council

Viewing:

Strictly by appointment with Savills



1 Henley Court, 3 Hernes Crescent, Oxford, OX2 7PS

Gross Internal Area (approx) = 180 sq m / 1937 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		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		