



ELEGANT CITY LIVING

156 BANBURY ROAD, OXFORD, OX2 7BP





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Hall ♦ 3 reception rooms ♦ kitchen/breakfast room ♦
cloakroom/shower room ♦ utility ♦ 5 bedrooms ♦ 3 bath/
shower rooms ♦ parking for 3 cars ♦ garage ♦ communal
garden ♦ EPC rating = C

Situation

Lying in a prime position on Banbury Road, with good access to Oxford city centre and the amenities of North Oxford and Summertown close by, it is within a 1.5 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. Summertown has an enticing array of speciality shops and restaurants, including a bakery, cafes and a Michelin starred restaurant.

Directions

From Savills Summertown office proceed south on Banbury Road. Proceed through the traffic lights on the junction of Banbury Road and Marston Ferry Road, and the property will be found on the left hand side.



Description

With a floor area of 2683 sq ft arranged over four floors, this elegant modern townhouse provides generous family living and entertaining space, with the added attraction of extensive parking and a garage. On the upper ground floor, the welcoming reception hall leads to the kitchen/breakfast room, with a bay window in the breakfast area overlooking the front. The impressive sitting room leads to the dual aspect dining room and, with French doors from both rooms to a rear terrace, it is ideal for entertaining and family gatherings. The lower ground floor provides flexible accommodation, currently comprising a large family room, cloakroom/shower room, utility and hall. With external access to the rear. It could be used as a separate flat for guests or ancillary accommodation or could be used to generate additional income. On the first floor, the master bedroom has an en suite shower room with separate cloakroom, fitted cupboards and French doors opening to a rear terrace. There is another bedroom, currently used as a study. On the second floor are three further double bedrooms, one with an en suite shower room, and there is also a family bathroom. The property is set within a private gated development. To the

front is a town garden with central gravelled area and shrubs surrounding and steps leading up to the front door. To the rear, a private driveway provides parking for three vehicles and leads to the integral garage. There are communal gardens to the rear which are partly laid to lawn, together with the use of a bin store and bike shed.

Photographs taken May 2019.

Services

Mains services connected. Gas heating.

Tenure:

Freehold

Local Authority:

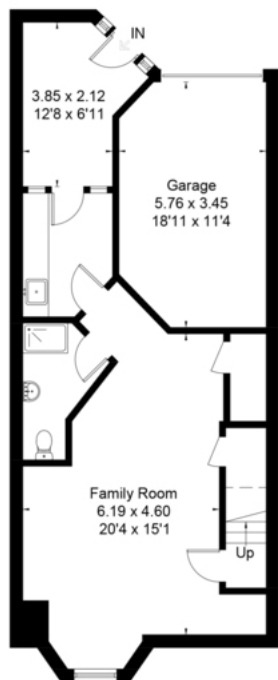
Oxford City Council

Viewing:

Strictly by appointment with Savills

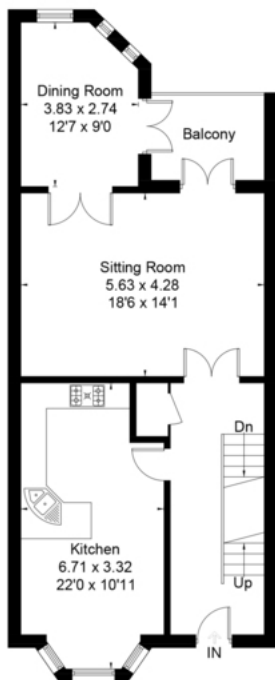
Approximate Area = 249.4 sq m / 2683 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 268.1 sq m / 2884 sq ft
 Including Limited Use Area (1.7 sq m / 18 sq ft)
 For identification only. Not to scale.

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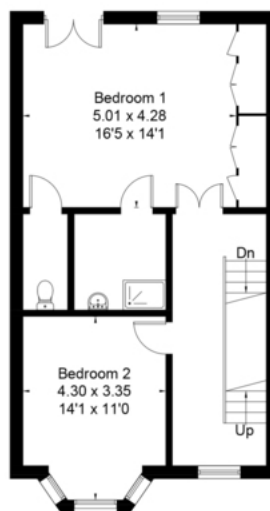
Ground Floor

Area = 58.1 sq m / 625 sq ft (Excluding Garage)
 (Limited Use Area = 1.2 sq m / 13 sq ft)



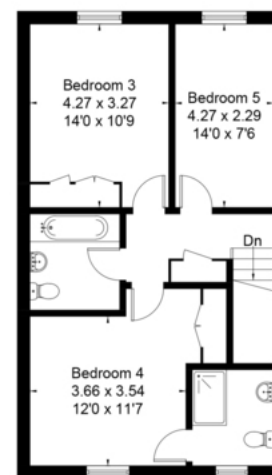
First Floor

Area = 71.4 sq m / 768 sq ft
 (Limited Use Area = 0.2 sq m / 2 sq ft)



Second Floor

Area = 60.9 sq m / 655 sq ft
 (Limited Use Area = 0.3 sq m / 3 sq ft)



Third Floor

Area = 59 sq m / 635 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 233411

Savills Summertown
 summertown@savills.com
 01865 339700

savills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	84
(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	