



# The epitome of stylish city living

88 Woodstock Road, Oxford, OX2 7ND

Freehold





4 reception rooms • kitchen/breakfast room/family room • pantry & separate store • laundry room & boot room • 5 bedrooms (1 en suite) • 2 bath/shower rooms & 2 cloakrooms • parking • landscaped gardens

#### Local information

Set within the North Oxford Victorian conservation area in a prime position. It is within a mile radius of the city centre and Oxford mainline train station and, to the north is Oxford Parkway. It is well located for the renowned Oxford schools, and the open spaces of Port Meadow are within a half mile radius.

#### About this property

Built around 1879, this is a particularly striking double bay fronted Victorian house. With around 5,143 sq ft arranged over three floors, it provides exceptional family living space, and is complemented by beautifully landscaped, walled gardens, and the added attraction of extensive off-street parking. The rooms are of elegant proportions, with high ceilings and many period features, and an extensive programme of modernisation has taken place to provide a truly stylish family home.

The centrepiece is the stunning kitchen/family room. The hand-built kitchen has been tastefully designed, includes quality appliances, and a large light lantern creates a light and welcoming space. With large, folding doors opening to the garden, it is particularly ideal for entertaining and family gatherings. There is also a separate pantry, a temperature-controlled wine store, useful laundry room, boot room and cloakroom.

On the first floor, the impressive

master bedroom suite has a bathroom, a sumptuous dressing room, and a delightful roof terrace overlooking the garden. There is another double bedroom with en suite bathroom, a smaller dressing room and a cloakroom. On the second floor are three further good bedrooms, a useful guest kitchen, and a large bathroom.

The stunning landscaped gardens are a particularly attractive feature. An electric gate opens to the gravelled parking area, with clipped hedges to the front of the house and newly planted trees on either side. A paved terrace to the rear provides the perfect al fresco dining area, and leads to the imaginatively designed and carefully laid out gardens, with carefully planted trees and shrubs to enhance the feeling of privacy. Beyond the lawn, an area has been cleverly created to make the most of outdoor living. A sheltered, paved seating area has an impressive outdoor fireplace, and an inviting garden room discreetly tucked away is perfect for parties, peace and quiet, or a well deserved sunbower.

Mains services connected. Gas heating.

#### Tenure

Freehold

#### Local Authority

Oxford City Council

#### Viewing

Strictly by appointment with Savills



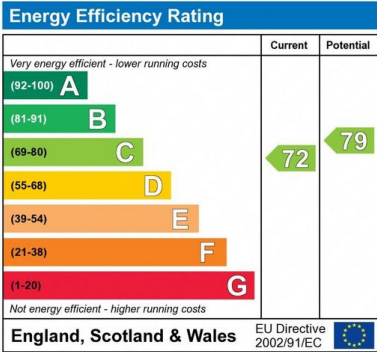




Approximate Area = 477.8 sq m / 5143 sq ft  
Garden Room = 10.8 sq m / 116 sq ft  
Bike Store/ External Store = 9.5 sq m / 102 sq ft  
Total = 498.1 sq m / 5361 sq ft  
Including Limited Use Area (14.5 sq m / 156 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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