



## An enviable location

6 Bardwell Road, Oxford, Oxfordshire, OX2 6SW

Freehold



Drawing room • open plan kitchen/dining room • basement • 7 bedrooms (2 en suite) • 2 bathrooms • games room/play room • parking • gardens

#### Local information

Lying in this sought after side road within the North Oxford Victorian conservation area, with good access to Oxford city centre and the amenities of North Oxford and Summertown. It is well located for all the popular Oxford schools, with nearby walks in University Parks and along the River Cherwell.

#### Directions

From Oxford city centre proceed north on Banbury Road. Turn right after a distance into Bardwell Road.

#### About this property

Built in 1894 to a design by the architects Radclyffe and Watson, this is an impressive semi-detached house which has been extended and renovated. With around 4,065 sq ft arranged over three floors, plus a useful basement, it is ideal for family living, and the feeling of light and space is enhanced by high ceilings and large windows. The impressive drawing room has windows to the side and rear and French doors opening to the rear terrace, and the open plan layout of the large kitchen/dining room makes it great for family gatherings. There is also a separate study and a cellar which provides useful storage and a utility area. The striking master bedroom opens to a balcony overlooking the rear garden, and it has its own dressing room and en suite bathroom. There are two further bedrooms and a bathroom on this floor. On the second floor are four further good bedrooms together with a

2 bathrooms and, on the third floor, is a light loft room, ideal as a games room, TV room or teenage den.

Outside, to the front, the garden is laid to lawn with mature borders and a parking space. The south facing walled garden is an attractive feature. A paved terrace leads from the drawing room to the garden which is laid to lawn with well stocked mature borders and interspersed with trees and shrubs.

Mains services connected. Gas heating.

Photographs taken August 2019.

#### Tenure

Freehold

#### Local Authority

Oxford City Council

#### Viewing

Strictly by appointment with Savills





Approximate Area = 377.7 sq m / 4065 sq ft  
 Basement = 20.1 sq m / 216 sq ft  
 Total = 397.8 sq m / 4281 sq ft  
 Including Limited Use Area (25.2 sq m / 271 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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