



Handy for the city centre and Port Meadow

**20 William Lucy Way, Oxford OX2 6QE**

Freehold





Open plan kitchen/breakfast room • living room • study  
• cloakroom & utility room • 5 bedrooms • 3 bathrooms  
& shower room • second kitchen • garden & 2 parking  
spaces

#### Local information

William Lucy Way lies in this sought after area, with good access to Oxford city centre and the amenities of North Oxford and Summertown, as well as the popular restaurants and Phoenix Cinema in nearby Walton Street. It is within a mile of the city centre and Oxford mainline train station, with a regular service to London Paddington in approximately 60 minutes. To the north is Oxford Parkway, which has a regular service to London Marylebone. It is well located for all the popular North Oxford and central Oxford schools, together with the open spaces of nearby Port Meadow.

#### Directions

From the city centre proceed north on Walton Street towards Kingston Road. At the mini roundabout turn left into Walton Well Road towards Port Meadow, proceed over the bridge and then left into William Lucy Way.

#### About this property

This is a modern townhouse with nicely proportioned accommodation of 2380 sq ft arranged over four floors. On the ground floor, the study overlooks the canal to the front and is also suitable as a dining room. The welcoming kitchen/breakfast room with utility room off has French doors leading to the garden at the rear, and is ideal for family gatherings. On the first floor, the large sitting room has French doors opening to a balcony with views over the canal. There are four bedrooms

on the first and second floors, three of which are en suite. The third floor provides a master bedroom and en suite, together with a second kitchen, and has been designed to provide accommodation for guests, an au pair or a tenant.

There is parking to the front for two cars, and a small flower and shrub bed. There is also access to waterside walks into the city centre along the towpath. The west facing rear garden is paved, interspersed with trees and shrubs, and enclosed by wood panel fencing. Gated pedestrian access to the rear.

Photographs taken and details prepared July 2019

#### Services

Mains services connected. Gas heating. Solar panel installation.

#### Tenure

Freehold

#### Local Authority

Oxford City Council

EPC rating = B

#### Viewing

Strictly by appointment with Savills



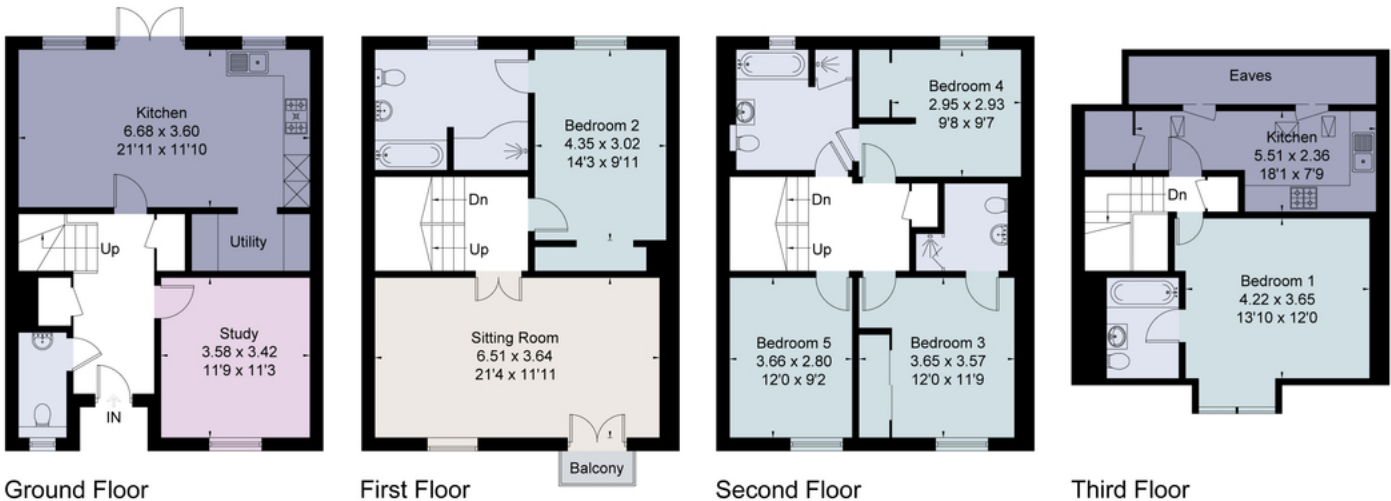




Approximate Area = 221.1 sq m / 2380 sq ft (Including Eaves)  
Including Limited Use Area (6.5 sq m / 70 sq ft)  
For identification only. Not to scale.  
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 = Reduced head height below 1.5m



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>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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