



Style and character

218 Woodstock Road, Oxford OX2 7HN

Freehold



Entrance hall • 2 reception rooms • kitchen • 4 bedrooms • bathroom • shower room & cloakroom • workshop • parking, gardens & garage

Local information

Lying on Woodstock Road with good access to Oxford and the amenities of North Oxford and Summertown, 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 all the popular Oxford schools, and the open spaces of Port Meadow are within a half mile radius.

Nearby Summertown has an enticing array of shops, restaurants, cafés, artisan bakers and a speciality bookshop.

Directions

From Oxford city centre, proceed north on Woodstock Road. The property will be found on the right hand side.

About this property

Built in 1896 and arranged over four floors, the property has been restored and redesigned with careful attention to detail.

Many period features have been retained, such as sash windows, cornicing, original doors and floorboards.

The sympathetic renovation has also successfully added to the character of the property, enhancing the sense of space and light to the well proportioned rooms.

Set back from the road, the property has accommodation that is arranged as two reception rooms, four bedrooms, a large

kitchen and dining room, ideal for entertaining and family gatherings. There is also a useful utility room and two walk in pantries.

On the upper floors are four good bedrooms, a bathroom and a shower room.

The property has a pleasant, east facing garden with two entrances, a detached garage and the rarity of additional parking at the front and rear.

Services

Mains services. Gas heating. Underfloor heating to the kitchen and dining room.

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Tenure

Freehold

Local Authority

Oxford City Council

EPC rating = D

Viewing

Strictly by appointment with Savills







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Gross Internal Area (approx) = 214.2 sq m / 2306 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Total = 233.2 sq m / 2510 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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