



An enticing opportunity in this enviable location

60 Old Road, Headington, Oxford, OX3 7LL

Freehold





3 reception rooms • orangery • kitchen • utility • 5 bedrooms • bathroom & shower room • parking & garaging • south facing gardens

#### Local information

Headington is a convenient and vibrant suburb, 2 miles from the historic centre of Oxford, and offers a range of unique shops, cafes and restaurants.

There is good access to the hospitals, and it is well placed for the Oxford schools, together with easy access to the Oxford ring road, the A40, and links to the M40 and A34.

Within a mile radius is Shotover Country Park, an area of natural beauty and a protected nature reserve extending to around 117 hectares of woodlands, fields and hidden valleys. The park is accessible to the public for riding, walking and general recreation.

#### About this property

Built in the Arts and Crafts style, this is an imposing period house with well proportioned, flexible accommodation of 3320 sq ft arranged over two floors, plus a cellar, of 129 sq ft.

In need of updating, it now offers a great opportunity to extend and improve further to create a wonderful family home. It could also appeal to those looking to develop the site further, since the property sits in a plot of just under 1 acre.

On the ground floor are currently 3 main reception rooms and an orangery, a kitchen, breakfast room, a utility room, and also a downstairs shower room.

On the first floor are five bedrooms, a dressing room, and a bathroom.

Outside, the property is set back from the road in mature gardens in a plot just under an acre. There is ample parking to the front, and the south facing rear gardens are laid to lawn and interspersed with trees, flowers and shrubs.

Photographs taken September 2019.

#### Services

Mains services connected. Gas heating.

#### Tenure

Freehold

#### Local Authority

Oxford City Council

EPC rating = G

#### Viewing

Strictly by appointment with Savills



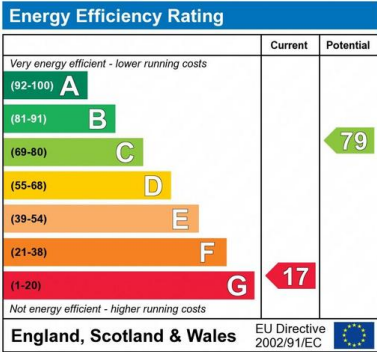




Approximate Area = 308.4 sq m / 3320 sq ft (Excluding Void)  
Cellar = 12 sq m / 129 sq ft  
Garages = 79.8 sq m / 859 sq ft  
Total = 400.2 sq m / 4308 sq ft  
Limited Use Area (4.2 sq m / 45 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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