



Generous family living in favoured area

49 Stone Meadow, North Oxford OX2 6TD

Freehold



Cloakroom • 2 reception rooms • kitchen/dining/living room • utility room • 4 bedrooms • 2 bathrooms • parking & gardens

Local information

Lying in the favoured Waterways development, to the west of Woodstock Road, with good access to Oxford city centre and the amenities of North Oxford and Summertown.

It is well located for the popular Oxford schools, and Summertown has an enticing array of shops and restaurants, including a bakery, cafés and a Michelin starred restaurant.

It is within a 1.5 mile radius of Oxford mainline train station and, to the north, is Oxford Parkway.

Directions

From Oxford city centre, proceed north along Woodstock Road. After around 1.5 miles, turn left into Elizabeth Jennings Way. Follow the road round, proceed over the canal and, at the roundabout, turn left. The property will be found within a small cul de sac on the left.

About this property

This impressive semi detached modern house has 2106 sq ft of flexible and practical accommodation arranged over three floors.

With good lateral space on each floor, it is ideal for families of all ages. On the ground floor, the dining, play or reception room has a bay window overlooking the front. The large open plan kitchen/dining room has quality kitchen units with granite and solid oak worktops. With the well appointed garden room opening to the rear, it is ideal for entertaining and family gatherings. There is also a useful utility and separate cloakroom.

On the first floor is the impressive first floor drawing room overlooking the garden and the master bedroom suite.

On the second floor are 3 further good bedrooms and the family bathroom.

Outside

To the front, are 2 parking spaces, flower and shrub borders, and gated side access. The rear garden is landscaped with terracing, lawn and flowers and shrub beds, and enclosed by wood panel fencing.

Brochure prepared January 2020, photographs taken 2018.





Tenure
Freehold

Local Authority
Oxford City Council


EPC rating = C

Viewing
Strictly by appointment with
Savills



Approximate Area = 195.7 sq m / 2106 sq ft (Excluding Void)
Including Limited Use Area (6.4 sq m / 69 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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