Substantial family home with history

20 Northmoor Road, Oxford, OX2 6UR

Freehold

savills

3 reception rooms • kitchen/breakfast room • larder • boot room • utility room • cloakroom • 6 bedrooms (2 en suite) • 2 further bath/shower rooms • garden • garage

Distances
Oxford Station 2 miles (London Paddington from 50 mins), Oxford Parkway 2 miles (London Marylebone from 55 mins), Heathrow Airport (terminal 2) 47 miles, central London 57 miles

Directions
From Oxford city centre proceed north on Banbury Road. After a distance turn right into Linton Road and then left into Northmoor Road and the property will be found on the right hand side.

Situation
Set within the North Oxford Victorian conservation area in a prime position. 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 the renowned Oxford schools, and nearby Summertown has an enticing array of shops, restaurants and cafes.

Description
Built in 1924 and providing almost 4,000 sq ft of accommodation, the Grade II listed house was lived in by JRR Tolkien throughout the 30s and 40s. With generously proportioned rooms, high ceilings, double glazed windows and stripped pine doors throughout, the property offers plenty of space for family living and entertaining. The large entrance hall opens directly to the triple aspect drawing room with doors opening to the garden. There are two further reception rooms, and a large shower room leading off the corridor which opens to the good sized kitchen/breakfast room with its walk-in larder. Beyond the kitchen is a rear hall, boot room, utility room and cloakroom. The first floor offers a principal bedroom and guest bedroom, both with generous en suite bathrooms with separate showers. There are a further four bedrooms, large family bathroom with cast iron roll top bath and large linen cupboards.

Outside, the house sits back from the road in a generous front garden with ample parking and garage. The large rear and side gardens, mostly walled, are private and feature mature trees.

Fixtures and fittings
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills

Tenure
Freehold with vacant possession on completion

Services
Mains services connected.
Gas central heating.

Local Authority
Oxford City Council.
Council tax band H.

Viewing
Strictly by appointment with Savills Summertown office.

20 Northmoor Road, Oxford, OX2 6UR
Approximate Area 309.5 sq m / 3331 sq ft (Excluding Void)
Garage 14.5 sq m / 156 sq ft
Total 324.0 sq m / 3487 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)

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