



# Family home in leafy location

10 Pullens Field, Oxford, OX3 0BU

Freehold





Entrance hall • 3 reception rooms • open plan kitchen/ breakfast room/conservatory • utility room and cloakroom • 6 bedrooms • 2 bathrooms • parking • gardens with swimming pool

#### **Location**

Lying in the Headington conservation area, Pullens Field is a small cul de sac off Pullens Lane, which is a leafy, sought after area to the east of Oxford city centre. It is well placed for the Headington hospitals, Brookes University and cycle paths into central Oxford. There is also good access to the popular Oxford schools.

#### **Directions**

From Oxford city centre proceed east through St. Clements and up Headington Hill. Pullens Lane will be seen on the left, and Pullens Field is the first turning on the left.

#### **About this property**

With 2645 sq ft arranged over two floors, this interesting detached house has a practical layout to suit families of all ages. The focal point is the open plan kitchen/dining room and conservatory. With double doors also opening to the sitting room, it is ideal for entertaining and family gatherings. In addition, there is a separate family room, study, cloakroom and a useful utility room.

On the first floor, the principal bedroom has an en suite bathroom, and there are five further bedrooms and a family bathroom. There is also a large loft accessed from the landing.

The mature gardens lie to the front and rear of the house. To the front is a small area of garden and an enclosed swimming pool with decking surrounding. The rear garden is laid mainly to lawn with a variety of mature shrubs, plants and trees. There is also a paved seating area and a timber sauna room. To the front is parking for several cars.

#### **Tenure**

Freehold

#### **Services**

Mains services connected. Gas heating. Solar heating panels.

#### **Local Authority**

Oxford City Council

Brochure prepared and photographs taken January 2021.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.







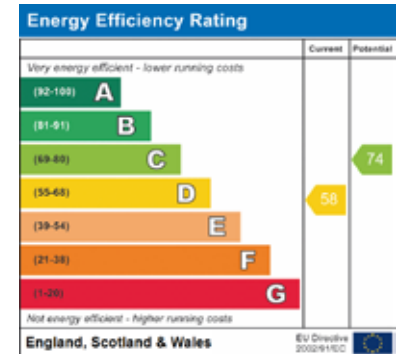
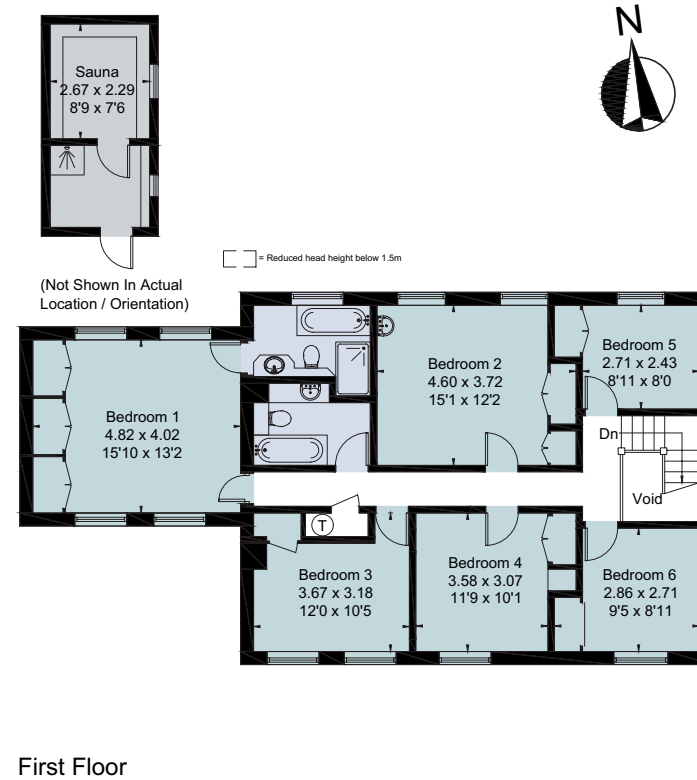
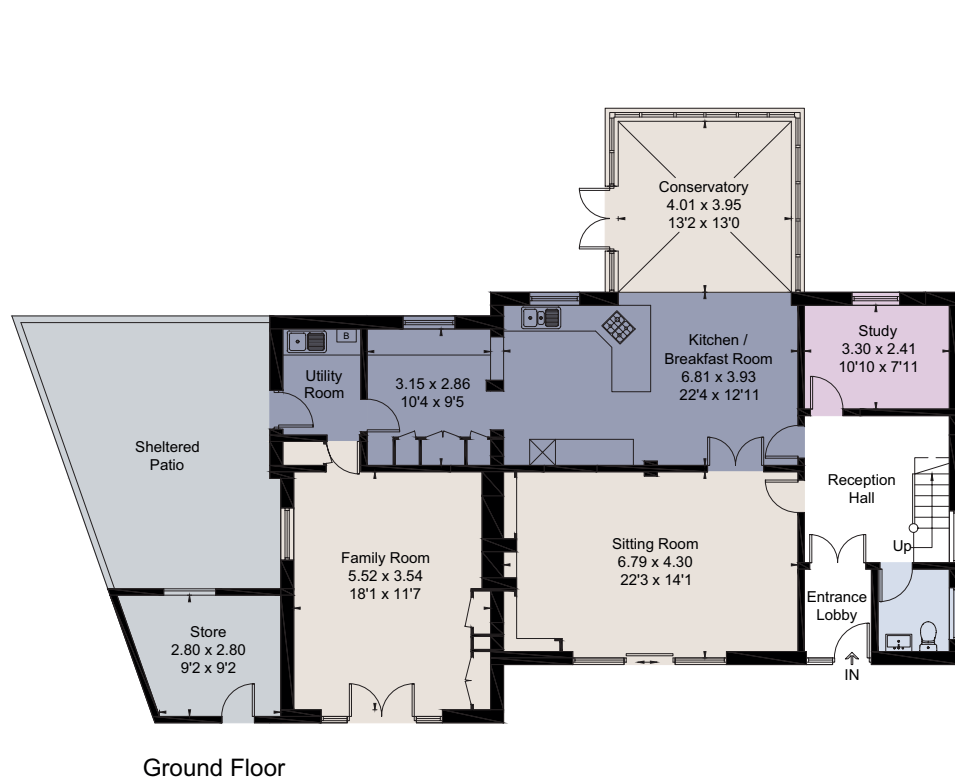
**10 Pullens Field, Oxford, OX3 0BU**  
**Approximate Area** 245.7 sq m / 2645 sq ft  
**Outbuilding** 10.8 sq m / 116 sq ft  
**Store** 9.2 sq m / 99 sq ft  
**Total** 265.7 sq m / 2860 sq ft  
**Including Limited Use Area** (1.9 sq m / 20 sq ft)



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