



Charming canalside period home

35 Bainton Road, Oxford, OX2 7AG

Freehold



Sitting room • study • open plan kitchen/family room
• cloakroom • 5 bedrooms • bathroom, 2 shower rooms
• west facing canalside garden

Situation

Bainton Road is a favoured side road off 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 schools, and the open spaces of Port Meadow are within a half mile radius.

Directions

From Oxford city centre proceed north on Woodstock Road and turn left after a distance into Bainton Road.

Description

This is a charming semi-detached Edwardian house with much character retained, which has been sympathetically extended from the original, and with an attractive outlook to the front over St. John's College playing field. On the ground floor, the expansive hallway leads to the welcoming sitting room which has a bay window to the front, open fire place and fitted book shelving. The kitchen/family room has been extended and designed to make the most of the space and light and has windows and door to the rear garden. There is also a useful study (which was formerly a children's playroom) and a utility room. On the first floor are three bedrooms, one with an en suite shower room,

together with the family bathroom. There are two further, dual aspect bedrooms on the second floor, together with a shower room.

To the front of the property is a small garden with retaining brick wall, plants and shrubs, and gated side access. The west facing, mature garden is a particularly appealing feature. A sunny, paved terrace leads down to the well-stocked and neatly tended garden which is laid to lawn and interspersed with trees, plants and shrubs, and leads down to the Oxford Canal.

Photographs taken July 2020.

Services

Mains services connected. Gas heating. Underfloor heating to the bathroom and shower rooms.

Tenure

Freehold

Local Authority

Oxford City Council

Energy Performance

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

Viewing

Strictly by appointment with Savills.





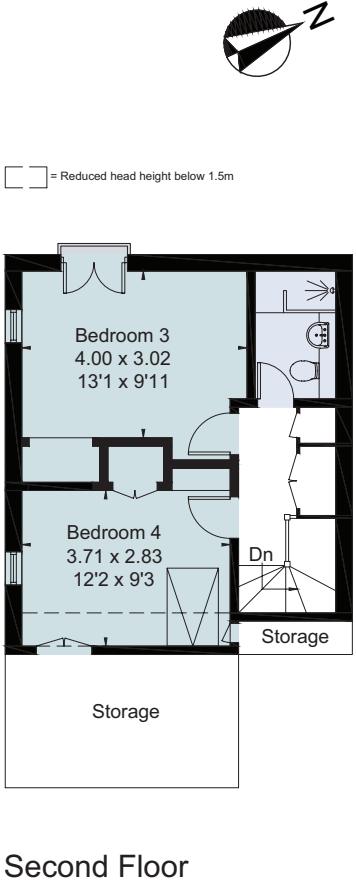
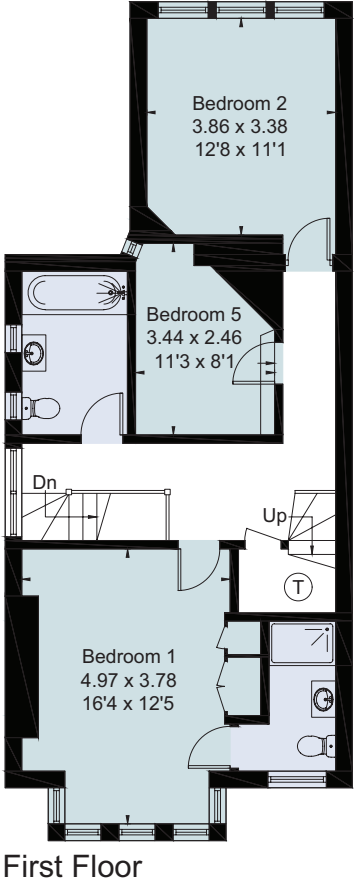
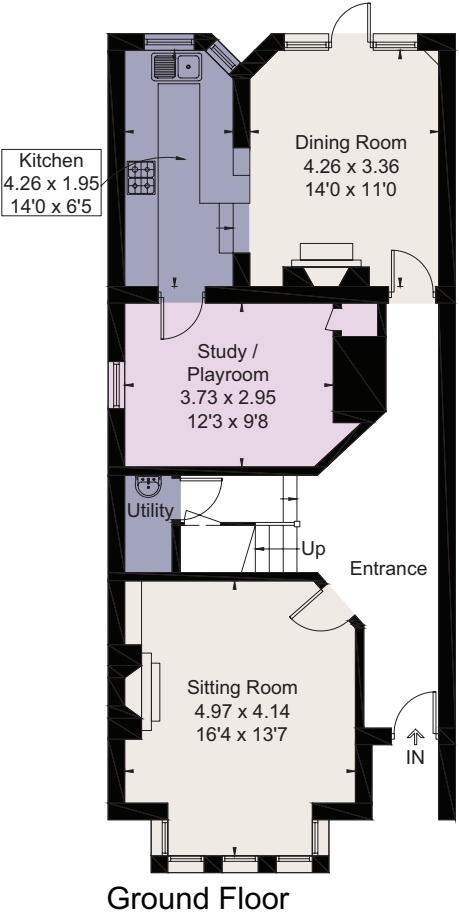
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Approximate Area 183.2 sq m / 1972 sq ft
(Excluding Storage Areas)
Including Limited Use Area (4.1 sq m / 44 sq ft)



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□ = Reduced head height below 1.5m

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