



## Comfortable home in leafy location

**36 Feilden Grove, Headington, Oxford, OX3 0DU**

Freehold



Entrance hall • sitting room • study • kitchen/breakfast room • utility • conservatory • 4 bedrooms • 2 bathrooms • parking • double garage • gardens

### Location

Feilden Grove is an attractive, wooded cul de sac tucked away in the Headington Conservation Area. It is well placed for the Headington hospitals and Brookes University and the 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 turn left at the bottom of Headington Hill into Marston Road. Take the third turning right into Harberton Mead. Feilden Grove is the fourth turning on the right.

### About this property

Set back in an elevated position in the cul de sac, this is an interesting detached house. Built originally in the 1970s, it has since been enlarged with a double storey extension. With around 2862 sq ft (including the garage) arranged over two floors, and with particularly generous ground floor accommodation, it is ideally configured for family living. There are four bedrooms on the first floor, including an impressive master suite and a further family bathroom. The large sitting room leads to the conservatory, which opens to the garden and, with double doors leading to the large, welcoming kitchen/breakfast room, is ideal for family

gatherings and entertaining. There is also a useful study, cloakroom and a utility.

The driveway provides ample parking and leads to the double garage. The property is set in generous gardens in lightly wooded surrounds and has a good degree of privacy.

### Tenure

Freehold

### Services

Mains services connected.  
Gas heating.

### 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** 236.6 sq m / 2547 sq ft

**Including Limited Use Area** (0.1 sq m / 1 sq ft)

**Garage** 29.3 sq m / 315 sq ft

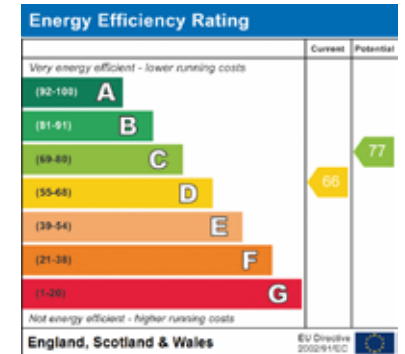
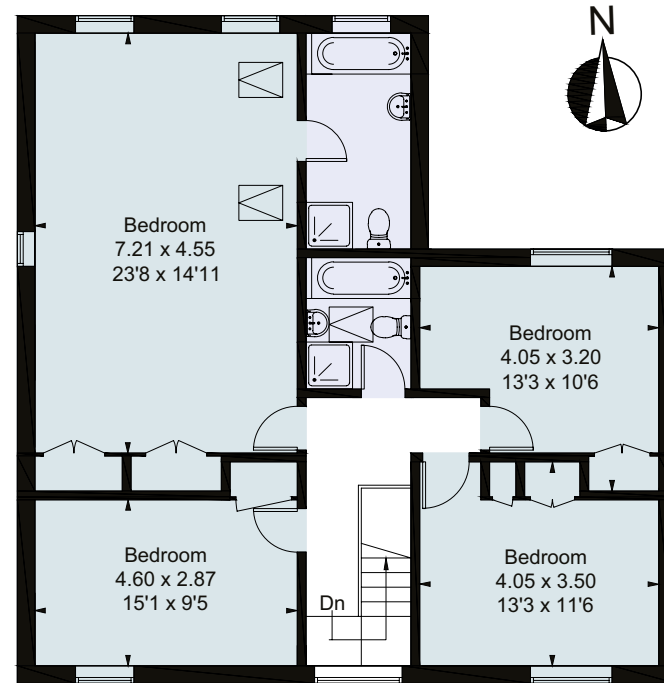
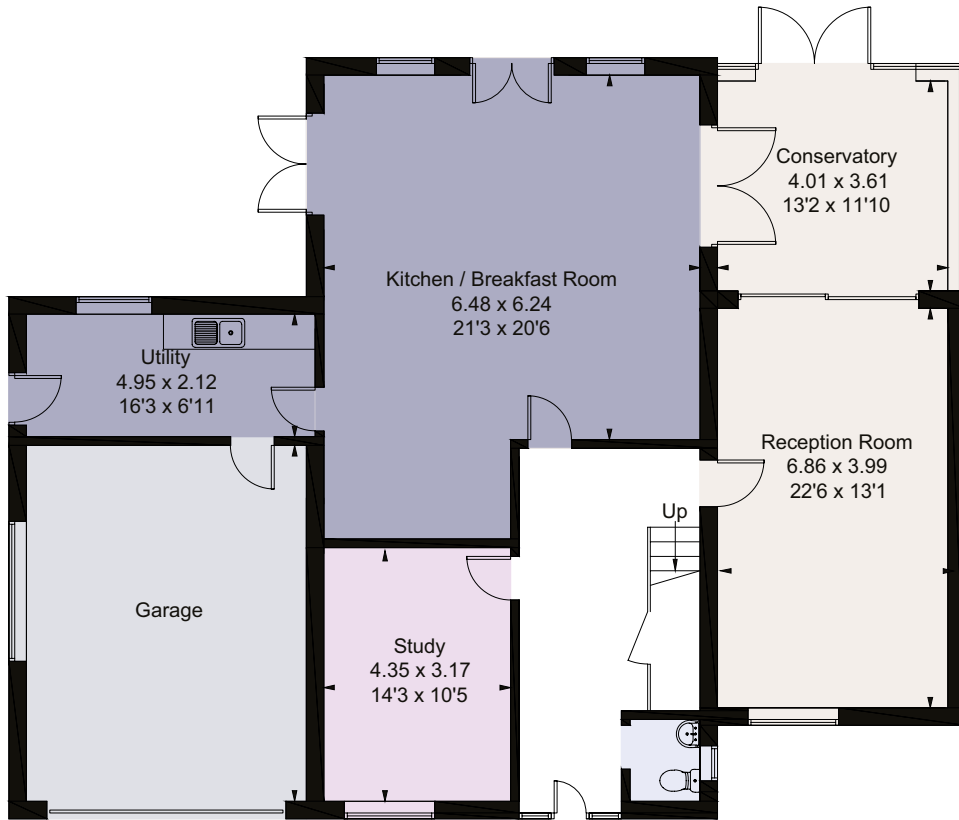
**Total** 265.9 sq m / 2862 sq ft

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