



An enviable outlook in this prime location

227 Woodstock Road, Oxford, OX2 7AD

Freehold

savills

3 reception rooms • kitchen/dining room • cellar & cloakroom • 5 bedrooms • 3 bathrooms • parking • west facing walled garden

Situation

The property is set on Woodstock Road and lies within the North Oxford Victorian Conservation Area, 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, with a regular service to London Paddington and to the north, is Oxford Parkway with a regular service to London Marylebone. It is well located for all the popular Oxford schools, and the open spaces of Port Meadow are within a half mile radius.

Directions

From Oxford City Centre, proceed north on Woodstock Road. The property will be found on the left hand side.

Description

Built around 1903 to a design of HW Moore, this imposing Edwardian semi-detached house has an enviable location, with a west facing garden that backs directly onto St John's College playing fields. The property has been updated and extended from the original, retains numerous character features, and is ideally configured for family living, with the feeling of space enhanced by high ceilings. The centrepiece is the well fitted kitchen that opens into the dining/family room, and both overlook the garden towards

the playing fields beyond.

There is also a welcoming sitting room and useful study, both overlooking the front. On the first floor, the principal bedroom has a dressing area and en suite bathroom, and the second bedroom also has an en suite bathroom. On the second floor are three further good bedrooms and a bathroom.

There is parking to the front and gated side access to the rear. The west facing walled garden is a particular feature, since it has a lovely outlook over St John's College playing field. The garden is laid mainly to lawn and is interspersed with flowers, plants, trees and shrubs.

Photographs taken August 2020.

Services

Mains services. Gas heating

Local Authority

Oxford City Council

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills Summertown office.





227 Woodstock Road, Oxford, OX2 7AD
Approximate Area 248.4 sq m / 2674 sq ft
Cellar 18.3 sq m / 197 sq ft
Total 266.7 sq m / 2871 sq ft
Including Limited Use Area (5.7 sq m / 61 sq ft)



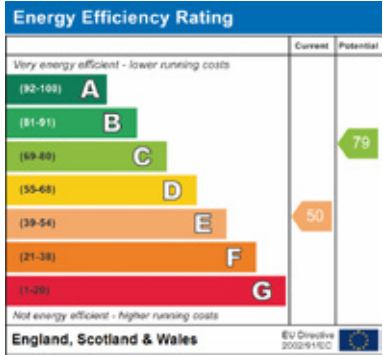
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Ronnie van der Ploeg
Savills Summertown, Oxford
01865 339 705
summertown@savills.com



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