



# Stylish house in sought after area

118 Marlborough Road, Oxford, OX1 4LS

Freehold





Hall • sitting and dining room • kitchen/family room  
• utility & cloakroom • three bedrooms • bathroom  
• garden

### Local information

The property lies in the highly sought after Grandpont area, within walking distance of the nearby meadow, Hinksey Park, and its outdoor swimming pool. There is good access to the comprehensive amenities of Oxford city centre, colleges and schools, as well as a wide range of sporting facilities. There are frequent rail services to London Paddington from Oxford mainline station, as well as regular coaches to London Victoria, Heathrow, Gatwick and Stansted airports from Gloucester Green.

### Directions

From the southern bypass take the A4144 signposted Oxford city centre. Turn left after approximately one mile into Western Road, and left at the end into Marlborough Road.

### About this property

A stylishly presented and cleverly extended period house with nicely proportioned, flexible accommodation arranged over three floors. The open plan feel of the sitting and dining room, leading through to the impressive kitchen/family room, makes it ideal for family living and entertaining. There are two bedrooms on the first floor, a bathroom with a bath and separate shower and, on the second floor, a further bedroom. The attractive south facing rear garden is paved with well stocked plant, flower

and shrub beds, and a raised deck immediately outside the kitchen/family room is perfect for al fresco dining. There is also useful gated pedestrian access to the rear of the garden.

### Tenure

Freehold

Mains services connected, gas heating

### Local Authority

Oxford City Council

Photographs taken and brochure prepared March 2021.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.







**118 Marlborough Road, Oxford, OX1 4LS**  
**Approximate Area** 136.8 sq m / 1472 sq ft (Including Eaves)  
**Basement** 36.4 sq m / 392 sq ft  
**Total** 173.2 sq m / 1864 sq ft  
**Including Limited Use Area** (2.5 sq m / 27 sq ft)



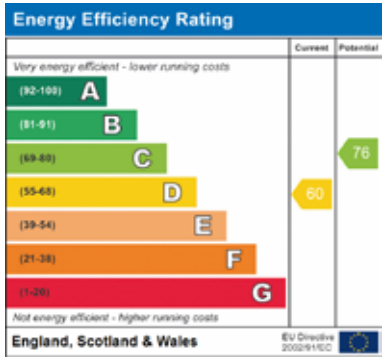
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**Ronnie van der Ploeg**  
Savills Summertown, Oxford  
**01865 339 705**  
summertown@savills.com



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