



An enticing opportunity in this enviable location

32 Charlbury Road, Oxford, OX2 6UU

Freehold

savills

Hall • three reception rooms • kitchen/breakfast room
• utility & cloakroom • four bedrooms • two bathrooms
• parking & garage • west facing gardens

Local information

Charlbury Road is a prime residential side road in the heart of the North Oxford Victorian Conservation Area, and is particularly well positioned for the Oxford schools. It is within a quarter 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. Nearby are the glorious University Parks, with lovely walks along the River Cherwell, and there is good access to Summertown, which has an enticing array of shops and restaurants, including a bakery, cafes and a speciality bookshop.

Directions

From Oxford city centre, proceed north along St. Giles onto Banbury Road. Turn right after a distance into Linton Road. Take the second turning left into Charlbury Road, where the property will be found on the left.

About this property

Built in the 1920's, this detached property has been a much-loved family home providing comfortable accommodation and a practical layout over two floors. It now offers an enticing opportunity to completely modernise and extend, and it could also appeal to those looking to develop the site further, subject to the

necessary consents. On the ground floor are currently three separate reception rooms, together with a kitchen, utility and cloakroom. On the first floor are four bedrooms and two bathrooms. The west facing gardens are an attractive feature. There is a paved terrace immediately to the rear of the house, ideal for al fresco dining, and the gardens are laid to lawn and interspersed with trees, plants and shrubs. To the front, a driveway provides parking and leads to the garage. The front garden is planted with trees and shrubs.

Services

Mains services connected. 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.

Photographs taken and brochure prepared December 2021





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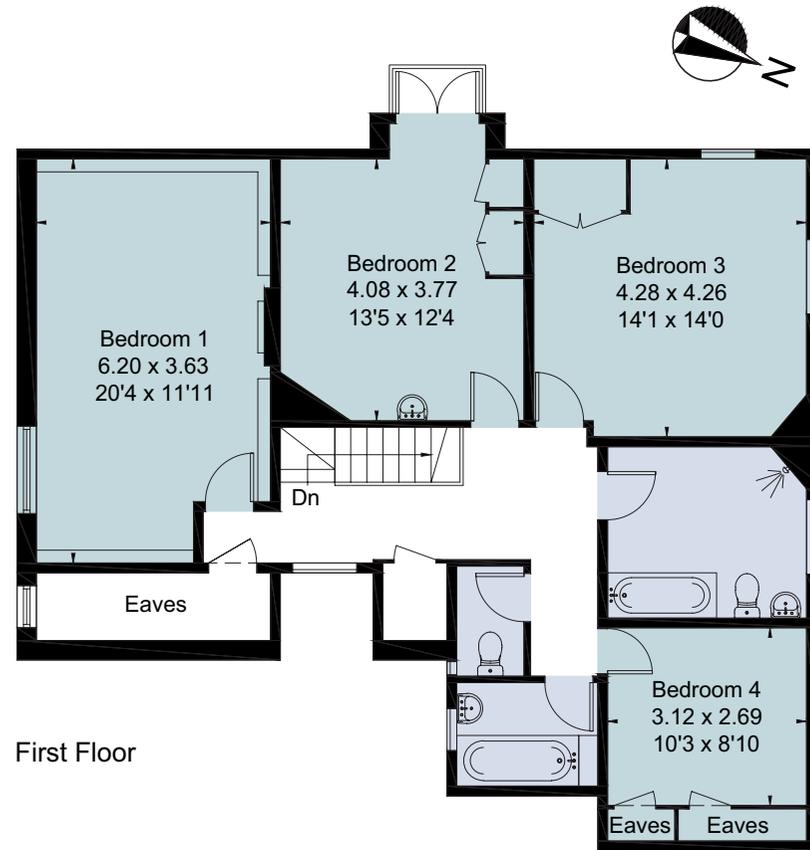
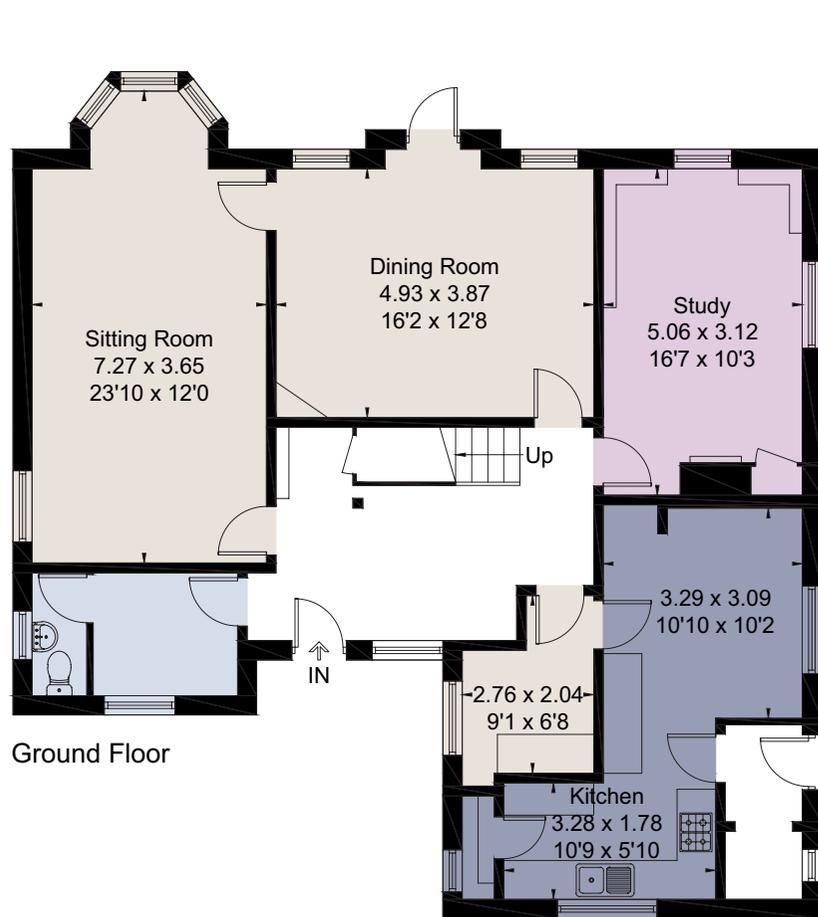
Approximate Area 211.0 sq m / 2271 sq ft (Excluding Eaves)



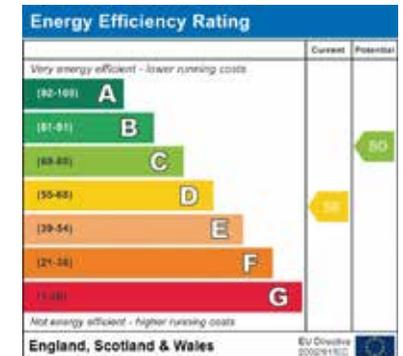
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