



Attractive house with potential in prime location

18 Polstead Road, Oxford, OX2 6T

Freehold

savills

Hall • 3 reception rooms • kitchen/breakfast room
• 5 bedrooms • bathroom and 2 shower rooms • parking
• walled rear garden

About this property

Lying in this sought after side road, this is a striking Victorian semi detached house. With nicely proportioned and flexible accommodation arranged over four floors, it now offers an enticing opportunity to modernise and reconfigure. On the ground floor is a sitting room, kitchen/breakfast room and a bathroom. The lower ground floor has 2 separate reception rooms, a shower and two useful store rooms. There are five good bedrooms on the upper floors, together with a bathroom and a shower room. Outside, to the front, there is off street parking and covered, gated side access to the rear. The walled rear garden is an attractive feature. A paved terrace leads to the lawned garden, which is interspersed with trees, plants and shrubs.

Local Information

Polstead Road 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 quarter mile radius.

Directions

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

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.

Brochure prepared and photographs taken March 2022.





18 Polstead Road, Oxford, OX2 6TN
Approximate Area 215.3 sq m / 2317 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



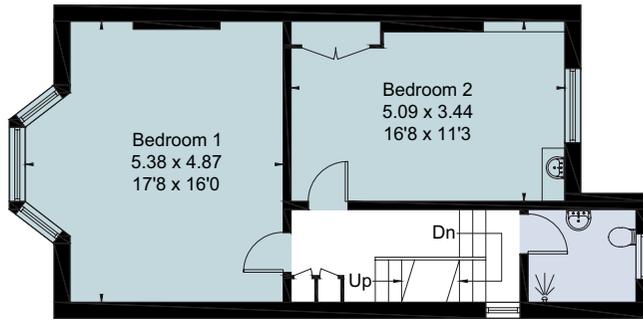
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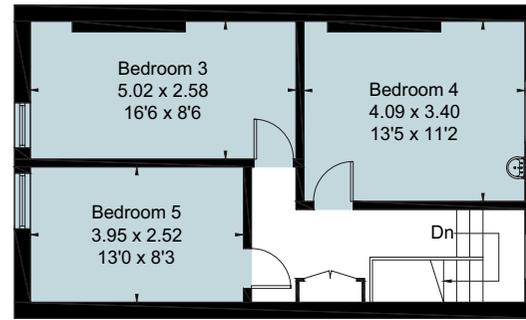
Ronnie van der Ploeg
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 summertown@savills.com



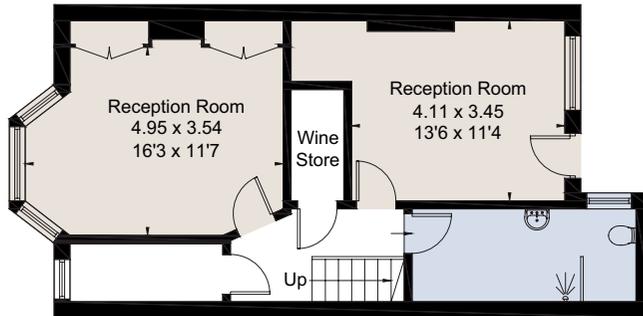
[] = Reduced head height below 1.5m



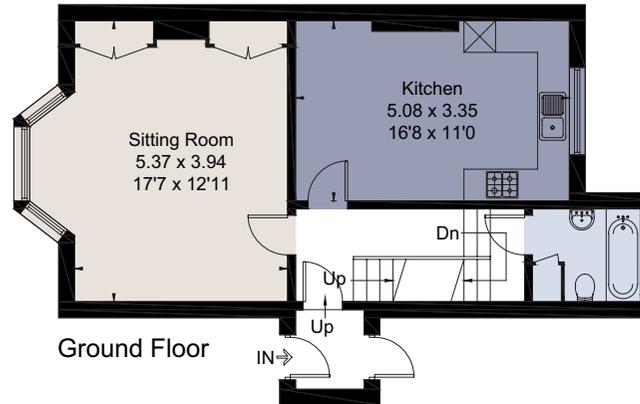
First Floor



Second Floor



Lower Ground Floor



Ground Floor

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 7E |
| (55-68) | D | | |
| (39-54) | F | 4B | |
| (13-38) | F | | |
| (1-12) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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