



Comfortable house with large south facing garden

44 Blandford Avenue, Oxford, OX2 8DZ

Freehold



Reception hall • 2 reception rooms • study/guest bedroom • kitchen/breakfast room • utility and cloakroom/shower room • 5 bedrooms • bathroom • garage • parking • gardens

About this property

With light, flexible and practical accommodation arranged over two floors, this property will suit families of all ages. It has provided a comfortable home and now offers the opportunity to reconfigure and improve further. On the ground floor are two principal reception rooms, a kitchen/breakfast room, a study or occasional guest bedroom, together with a utility and useful cloakroom with shower. There are five good bedrooms on the first floor, one of which was originally two separate bedrooms. It could easily be converted back to create two separate bedrooms, but it has been successfully used as a large home working/studio space.

Outside, to the front, a driveway provides parking for several cars, and leads to the garage, and there is a covered side access to the garden. The mature south facing garden is an attractive feature, and will appeal to gardeners and families alike. There are several lawned areas, a large raised rockery and well stocked borders planted with trees, flowers and shrubs. There is also a timber greenhouse.

Local Information

Blandford Avenue is a popular side road just off Woodstock Road in North Oxford. The property is well located for

Summertown and the popular Oxford schools, and there is good access to the city centre and ring road via Woodstock Road, with a regular bus service and to the north, is Oxford Parkway. Port Meadow is ½ mile away with delightful walks along the river and canal to Wolvercote and The Trout and Perch pubs.

Directions

From Oxford city centre, proceed north on Woodstock Road. Turn right towards the top end of Woodstock Road into Blandford Avenue, and the property will be found on the right.

Services

Mains services connected. Gas heating.

Local Authority

Oxford City Council

Tenure

Freehold

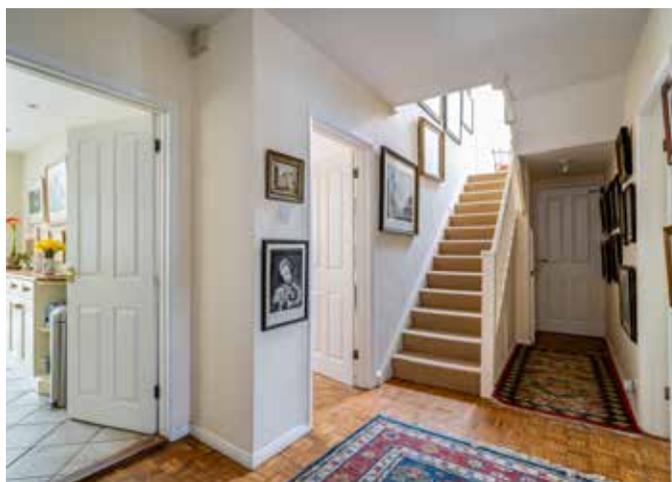
Energy Performance

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.





44 Blandford Avenue, Oxford, OX2 8DZ

Approximate Area 214.7 sq m / 2311 sq ft

Storage / Garage / Store 19.9 sq m / 214 sq ft

Total 234.6 sq m / 2525 sq ft

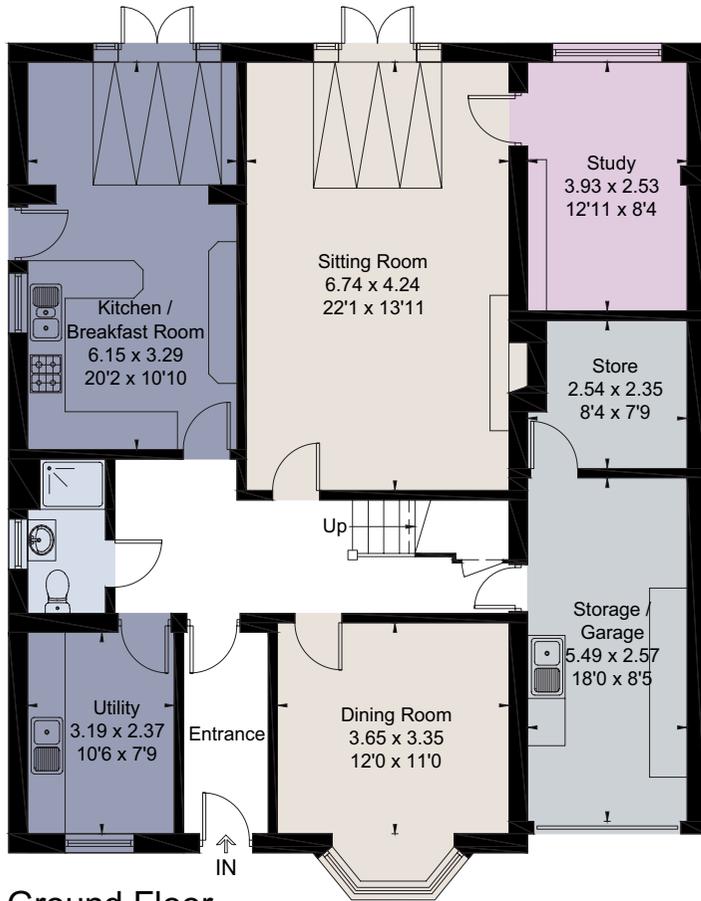
Including Limited Use Area (2.8 sq m / 30 sq ft)



savills

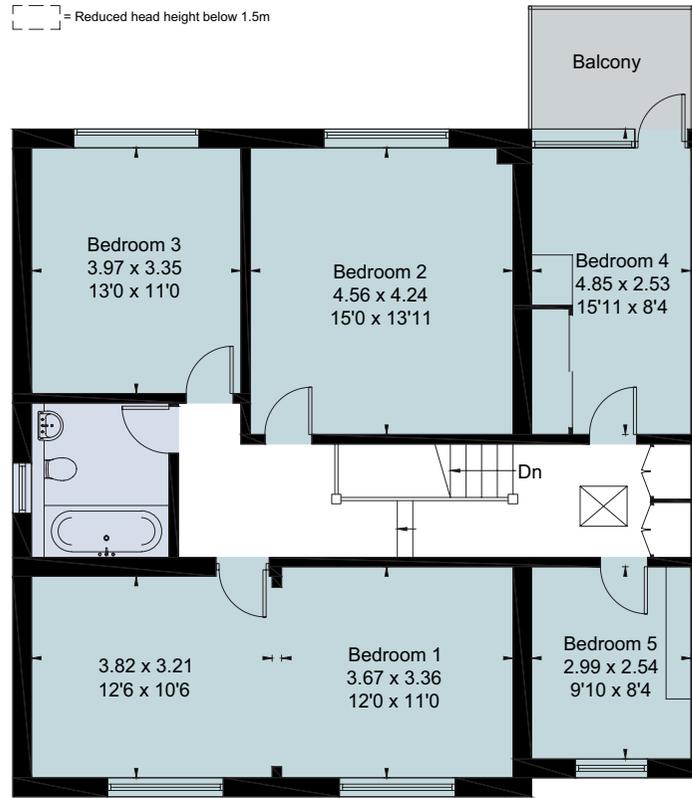
savills.co.uk

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

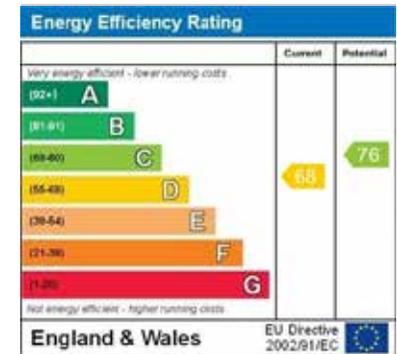


Ground Floor

[Dashed box] = Reduced head height below 1.5m



First Floor



For identification only. Not to scale. ©220314RVDP

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

