



# A modern townhouse

**2 Barton Fields, Headington, Oxford, OX3 9FQ**

Guide £900,000 Freehold



2 reception rooms • open plan kitchen/dining/family room • utility and cloakroom • 4 bedrooms • bathroom • shower room • roof terrace • garden • carport for two cars

### Local Information

Mosaics, Barton Park, is an exciting development located on the edge of Oxford, with stunning architecture and surrounding green spaces to enjoy. With a network of cycle routes placing the city centre and schools within easy reach, Mosaics will be served by public transport with a frequent bus service connecting Barton Park to Oxford city centre. In addition, London Heathrow airport is only 45 minutes' drive, while links to London Paddington and London Marylebone put the capital less than an hour away by train.

### Directions

From Headington, head out on London Road and turn left at the Headington roundabout. Turn right after a distance into Barton Park and the property will be found on the right.

### About this property

This is an attractive modern townhouse with nicely proportioned, stylish accommodation arranged over three floors. It is light, and there is the added attraction of a balcony and a large roof terrace, ideal for entertaining or al fresco dining. With a manageable courtyard garden and off street parking, it offers easy, practical living, and could suit as a home, a pied a terre or as an investment.

Within the development, four distinct and characterful areas, punctuated by welcoming green spaces and picturesque wooden walkways, come together to create Mosaics.

To the north, the Linear Park has ponds, enhanced with wooden walkway and viewing platforms, especially designed as spaces for relaxation and wildlife spotting. Natural and equipped play areas have been incorporated, proving the youngest residents with space for fun and games.

### Services

Mains services connected, gas heating, under floor heating

### Local Authority

Oxford City Council

### Tenure

Freehold

### Council Tax

Band = F

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = B

### Viewing

Strictly by appointment with Savills.





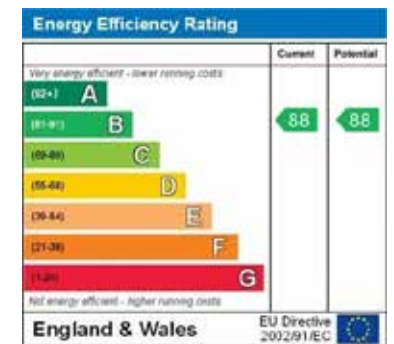
**2 Barton Fields, Headington, Oxford, OX3 9FQ**  
**Approximate Area** 169.9 sq m / 1829 sq ft (Excluding Roof Terrace)

 savills | [savills.co.uk](http://savills.co.uk)

**Zoe White**  
 Savills Summertown, Oxford  
**01865 339700**  
[summertown@savills.com](mailto:summertown@savills.com)



For identification only. Not to scale. © 220617ZW



**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

