



Light townhouse in enviable location

11 Benson Place, Oxford, OX2 6QH

£900,000 Freehold



Open plan sitting/dining/kitchen room • cloakroom • three bedrooms • bathroom and ensuite shower room • garage • garden

Local information

Benson Place lies at the end of Norham Road, which 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 half mile radius of the city centre and Oxford mainline train station and, to the north, is Oxford Parkway. It is a gentle stroll to nearby fashionable North Parade Avenue, with its inviting array of shops, restaurants and public houses, and it is within a quarter mile radius of the glorious University Parks.

Directions

From Oxford city centre, proceed north along St. Giles onto Banbury Road. Turn right after a distance into Norham Road, and Benson Place will be found at the end on the right.

About this property

This is a light, well designed townhouse, built during the late 1960s. The large, welcoming, open and light filled sitting/dining room/kitchen has wood floors, underfloor heating and sliding doors to the rear garden, and there is also a downstairs cloakroom. On the first floor, the principal bedroom has an ensuite shower room, and there are two further bedrooms and a family bathroom. There is a small courtyard to the front of the house with store cupboard and a charming enclosed garden to the

rear which is mainly terraced with mature shrubs and rear access leading to a communal green.

The garden is private with a south west aspect, and there is a garage and parking.

Mains services connected, gas heating. Underfloor heating to sitting/dining room area.

Photographs taken and brochure prepared June 2022.

Tenure

Freehold

Local Authority

Oxford city council

Council Tax

Band = F

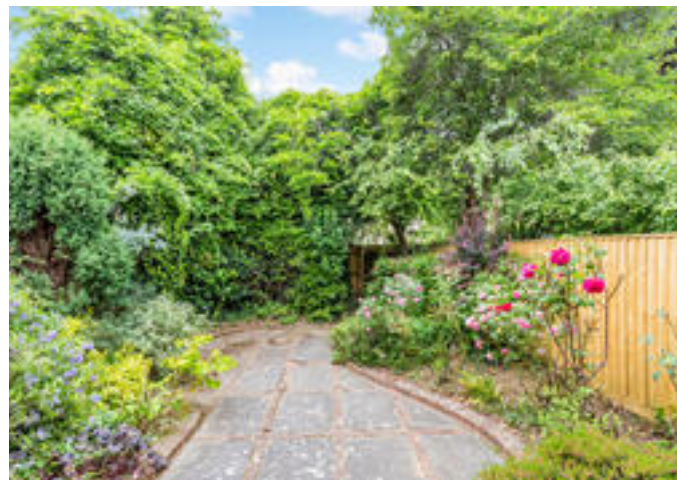
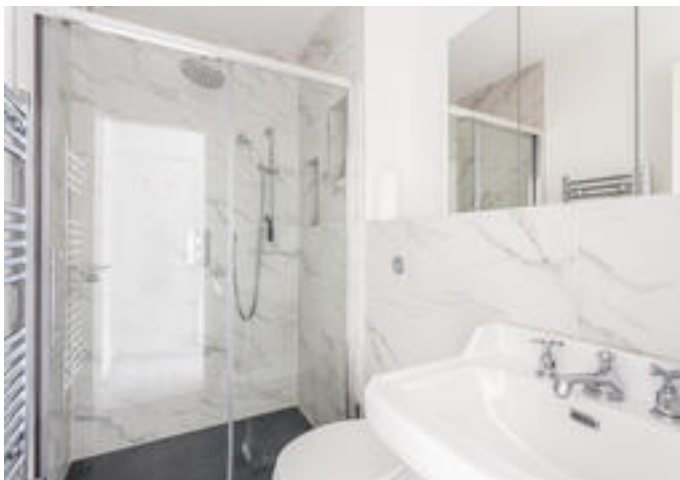
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 98.6 sq m / 1061 sq ft (Excluding Void)
 Store = 0.6 sq m / 6 sq ft
 Total = 99.2 sq m / 1067 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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