



# Impressive home in need of modernisation

**78 Banbury Road, Oxford, OX2 6JT**

Guide £3,750,000 Freehold





Entrance hall • 3 reception rooms • kitchen • pantry  
• utility room • garden room • study • office • 5 bedrooms  
• dressing room • 2nd floor utility room • 3 bathrooms  
• garage

### Situation

Lying in a prime position on Banbury Road, with good access to Oxford city centre and the amenities of North Oxford and Summertown on the doorstep, the property is within a 1.5 mile radius of the city centre and Oxford mainline train station, with a regular service to London Paddington. To the north is Oxford Parkway with a regular train service to London Marylebone. It is well located for all the renowned North and Central Oxford schools. Summertown has an enticing array of speciality shops and restaurants, including a bakery, cafes and a Michelin starred restaurant.

### Description

78 Banbury Road is a spacious family home with attractive gardens, situated in the heart of one of Oxford's most popular residential areas. The property was once occupied by James Murray who produced the first Oxford English Dictionary (a blue plaque now marks the site). The property is in need of modernisation throughout and the existing accommodation is over three storeys with an attached single storey double garage and a side extension.

### Method Of Sale

Please note, 78 Banbury Road forms part of a larger sale, including 76 Banbury Road and the site to the rear of 76

Banbury Road, currently being marketing as a whole. Unconditional and/or subject to planning offers are invited for the freehold interest of the site in its entirety or in separate lots. Please note that the vendors will not be obligated to accept the highest or any other offer.

### Local Authority

Oxford City Council.  
Council tax band H

### Services

Mains services connected.

### Tenure

Freehold

Brochure prepared September 2022.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

It is possible to view the site from the road, however access to the site will be permitted strictly by appointment only. Interested parties are requested to contact the selling agent to discuss any particular points which are likely to affect their interest in order that a wasted journey is not made.







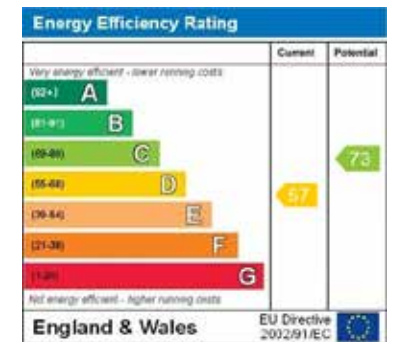


**78 Banbury Road, Oxford, OX2 6JT**  
**Approximate Area** 469.4 sq m / 5052 sq ft  
**Garage** 58.7 sq m / 632 sq ft  
**Total** 528.1 sq m / 5684 sq ft  
**Including Limited Use Area** (12.2 sq m / 131 sq ft)

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