



Victoria Road, Summertown
Oxford, OX2



Beyond your expectations

A semi-detached 4 bed bespoke conversion & extension

Hamptons International

257 Banbury Road, Oxford, Oxfordshire, OX2 7HN

Sales. 01865 512332

oxford@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Inner Hall | Utility Room | Cloakroom | Sitting Room | Open Plan Family Room/Kitchen
Dining Room | Four Bedrooms | Dressing Room | Two Bathrooms | Garden | Parking

Guide Price £1,250,000 Freehold

Description

This 1920's house in a much favoured side road in Summertown has been sympathetically renovated, extended and transformed into a stylish bespoke family home by the current owners.

There is a stunning open plan family room/kitchen dining room with central feature chimney and fire place with a herringbone wood floor, contemporary grey base and eye level kitchen units, a centre island and contrasting marble and granite worksurfaces, an integrated oven, hob and Smeg dishwasher. Leading off is an inner hall with geometric style floor tiles, a utility room, cloakroom and a separate sitting room with feature fireplace, an attractive bay window to the front complemented by plantation shutters.

On the first floor is a master bedroom with ensuite bathroom with free standing bath, a further three double bedrooms, dressing room and a modern stylish family bathroom.

Outside

To the front of the property is a gravel drive with parking. The main garden lies at the rear of the property and is accessed via the French doors from the open plan living space. There is also access down the side of the house from the front driveway. Enclosed by timber fencing the garden is mainly laid to lawn with a brick herringbone terrace.

Location

Lying within this particularly sought after residential area

of North Oxford, Victoria Road is one of the side roads leading off the Banbury Road in Summertown. The City of Oxford with the Dreaming Spires is world renowned for its university and architectural beauty and has been home to royalty and scholars for over 800 years. Forming part of the North Oxford conservation area, Summertown is a lovely residential area with a high percentage of period properties. The property is superbly located with easy access to a wide range of schools including St Philip and St James, The Dragon, Summer Fields, Magdalen College, St. Edward's, Wychwood, Oxford High and Cherwell. The delightful University Parks and St. Giles are close by with access to the City centre and a vast array of facilities including theatres, museums, cinemas, shops and restaurants. There are frequent buses to the City centre and to Oxford mainline railway station and the new Oxford Parkway station with regular trains to London and beyond.

Additional Information

JOINT AGENT:

Breckon & Breckon, Twining House, 294 Banbury Road, Summertown, Oxford OX2 7ED

T: 01865 310300

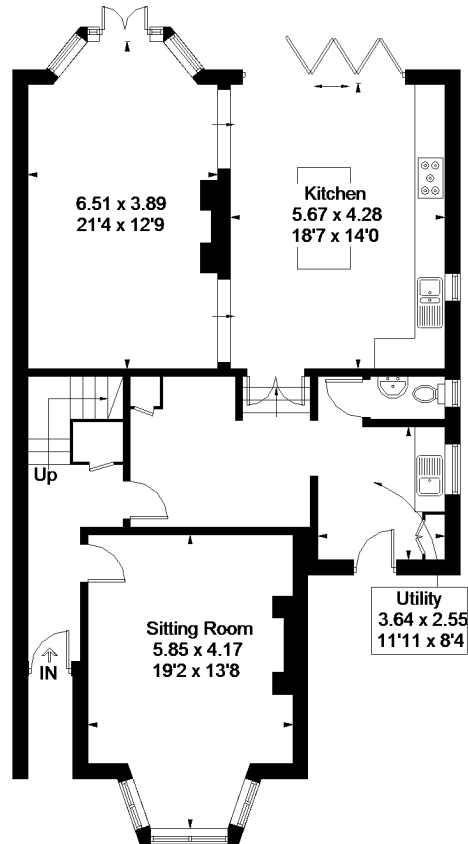
E: summertown@breckon.co.uk



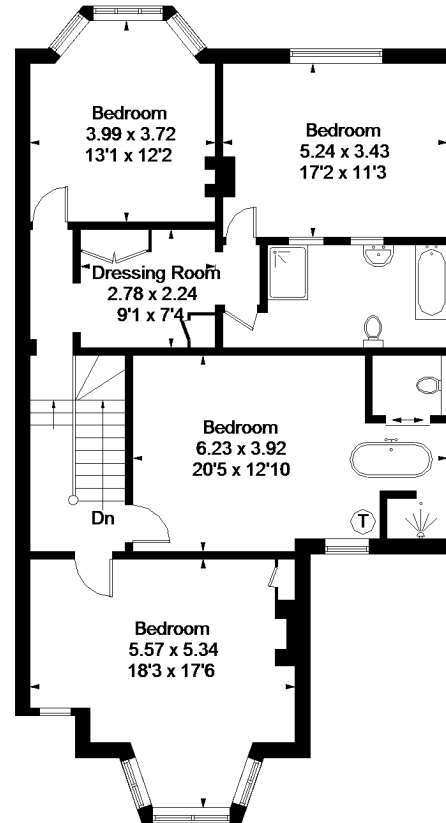
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Victoria Road, Oxford

Approximate Gross Internal Area = 207.3 sq m / 2231 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201902

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

