



## Kirkley House

11, Mayfield Road, Summertown, Oxford OX2 7EL

**PENNY &  
SINCLAIR**



Kirkley House 11 Mayfield Road, Summertown, Oxford, OX2 7EL

**IMPRESSIVE NEWLY BUILT HOUSE BY LOXWOOD HOLDINGS. FINISHED TO AN EXCEPTIONAL STANDARD AND HIGH QUALITY THROUGHOUT WITH STUNNING DESIGN FEATURES, SITUATED IN THE HEART OF SUMMERTOWN WITH THE ADVANTAGE OF ON AND OFF ROAD PARKING.**

Kitchen/Dining Room, Sitting room, Media room, Utility room, Plant room, Storage room, Cloakroom, Master bedroom with en-suite, 3-4 further bedrooms (2 en-suite), Family bathroom, Lift to all floors, Garden, Roof terraces, Courtyard, Off road parking and Permit Parking.

## DESCRIPTION

This contemporary home provides spacious accommodation with low energy living (EPC rating B) over four floors with lift access and complemented by a private garden and terraces on the ground, first and second floors. The property has been stylishly designed to the highest standard with carefully planned rooms providing superb family living and plenty of space for entertaining.

The ground floor boasts a particularly spacious sitting room, a cloakroom and opening to the terrace and garden at the rear. The beautifully fitted Italian kitchen designed in a contemporary style with Stone Italiana work surfaces, mirrored backsplashes and elements of textured woods, fitted with Gaggenau appliances including a steam oven, oven, warming drawer, fridge, freezer, dishwasher and induction hob with downdraft ventilation system. There is a large island unit with built-in breakfast bar in addition to a large dining/entertaining area tiled in Sienna Blue limestone. Bi-fold doors from the kitchen and sitting room open to an internal courtyard garden linking the ground floor living space. A pre-wired media room on the lower ground floor along with plant room and well-equipped utility room provides an expanse of storage with composite stone worktops, built-in sink and ceramic tiled flooring. Appliances include a Miele washing machine and Miele tumble dryer. An en-suite bedroom, fitted with adaptable services for kitchenette / self-contained accommodation is also arranged on the lower ground floor with natural light provided by a large sky light. At first floor level are three bedrooms and a bathroom. One of the bedrooms has a spacious en-suite room and terrace which opens to the rear of the house. Of particular note, occupying the top floor, is the impressive master bedroom suite with dressing room and en-suite. The master suite also enjoys access to the roof terrace.

## OTHER FEATURES INCLUDE:

- High quality sanitaryware by Keiblair and Pura with Dornbracht chrome fittings, wall and floor tiling by Mosa and Pedini cabinets.
- Multi-room audio system with Sonos speaker system and separate amplifier. Pre-wired for multi-room TV and audio in all major rooms, as well as essentials such as fast, reliable data points, all using built-in Cat 6a cabling. BT infinity fibre optic broadband and TV aerial and satellite distribution. Pre-wired media room allowing for installation of projector or LCD screen.

- Totally integrated Lutron lighting system, with LED down-lighters throughout and personalised light controls. Decorative hanging pendant lights are fitted to the kitchen and bedrooms.
- Innovative and efficient whole house ventilation system by Total Home Environment providing controlled air circulation. Heatmiser smart control underfloor heating system.
- Lift providing access to all floors, fitted with an emergency call facility.
- 10-year LABC new build warranty with NACOSS approved alarm system and hardwired smoke alarms.

## SITUATION

This is a rare opportunity to purchase a stylish and contemporary new build property in the heart of Summertown, a short walk from Summer Fields School. An ideal location for those wanting modern living on the doorstep of cafes, restaurants and boutiques in one of Oxford's most sought after areas.



Summertown lies just to the north of the city centre and is a vibrant shopping and business centre, whilst home to many families. It offers a wide range of excellent shopping and recreational facilities. Ideally located with easy access to the A34 and links to the M4 and M40 as well as access to London from Oxford Parkway station, with services to London Marylebone in approximately 55 minutes. Oxford is a world class city with two universities, five hospitals and an outstanding selection of state and independent schools for all ages. These include SS Philip and Jim Primary School, St Aloysius, St Barnabas, Summer Fields, Wychwood, The Dragon, Lynams, St Edwards and Cherwell.

The new Westgate Shopping Centre provides Oxford with a further selection of shopping, restaurants and cinema with a flagship John Lewis store. Port Meadow, a wonderful open green space of approximately 300 acres is close to the property providing stunning walks along the river and canal to Wolvercote, The Trout and The Perch pubs. Blenheim Palace, Woodstock is just over 9 miles away offering a stunning setting for peaceful walks in addition to the Pleasure Gardens which is a wonderful place for children and families.

Lying in the heart of the country, Oxford is superbly connected to major commercial centres and with its outstanding schools makes it a very desirable place to live. With two mainline stations going into London Paddington and London Marylebone in under an hour together with the Oxford Tube Bus links to London Victoria, Heathrow and Gatwick, the commuter will be well served.

**DIRECTIONS (OX2 7EL)**

From the City centre proceed north on Banbury road into Summertown. Turn right into Summerfield Road next to M&S Food Hall and follow the road round to the left where Kirkley House will be found on the left hand side.

**VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

**FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

**TENURE & POSSESSION**

The property is freehold with vacant possession on completion.

**LOCAL AUTHORITY**

Oxford City Council, City Chambers, Queen Street, Oxford  
OX1 1EN. Tel: 01865 249811

**11 MAYFIELD ROAD**

**Approximate Gross Internal Area  
3640 Sq Ft/338 Sq M**



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