



**The Old Stable, 13A Hernes Road**

Oxford OX2 7PX

**PENNY &  
SINCLAIR**



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## DESCRIPTION

A rare opportunity to acquire The Old Stable, thought to have been the stable to the original Hernes House built in the 1890's. The property was renovated and converted in the late 1990's and is now a wonderful detached two bedroom property with a delightful sense of privacy, security and benefits from superb original features. Such features include the original hay loft ladder and a beautiful stone built Victorian wall leading from the road to the property. The house is approached through electric gates and long private driveway offering a high level of security for those looking for a lock up and leave or simply looking for that extra privacy and security. The accommodation comprises; kitchen/breakfast room with stunning vaulted ceilings, sitting room with feature fire place, ground floor dual aspect double bedroom with French doors to the courtyard garden and en suite shower room and the first floor offers a further double bedroom with large en suite bathroom featuring a roll top bath. To the exterior is secure driveway parking and a courtyard garden.

## SITUATION

Situated in a prime Summertown side road providing good access to all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington and Oxford Parkway station provides regular services to London Marylebone. The location is 0.6 miles to Summer Fields School entrance, Cutteslowe Primary School is just a few hundred yards away and Cherwell School is a mile.

## 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 Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

## TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

## FIXTURES & FITTINGS

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

## SERVICES

All mains services are connected.

## COUNCIL TAX

Council Tax Band 'F' amounting to £2762.00 for year 2018/19.

Tel: 01865 252870

## LOCAL AUTHORITY

Oxford City Council, City Chambers, Queen Street, Oxford OX1 1EN

Telephone (01865) 249811

## AGENTS CONTACT DETAILS



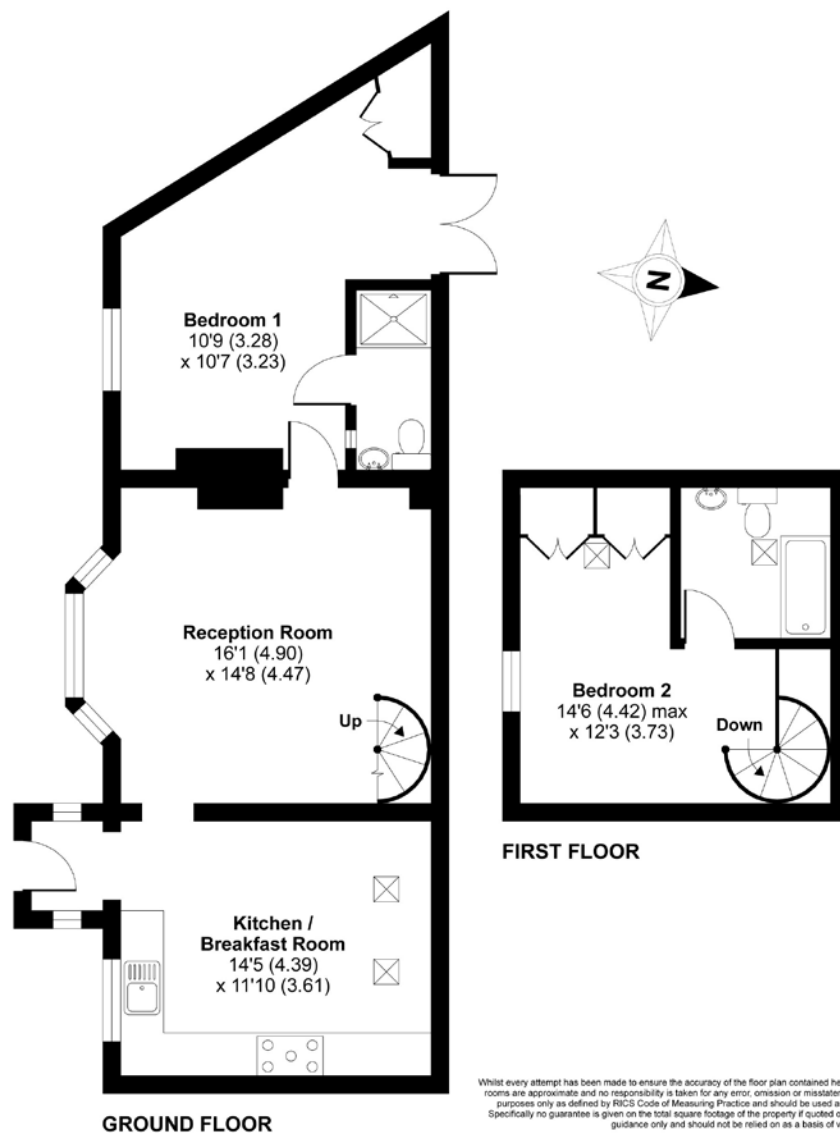
**01865 318013**

Mayfield House, 256 Banbury Road,

Summertown, Oxford, OX2 7DE

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