



4 Canterbury Road

Oxford

PENNY &
SINCLAIR

4 Canterbury Road Oxford OX2 6LU

DESCRIPTION

Built in 1874 by local builder, James Walter to a design by the architect Frederick Codd, 4 Canterbury Road is an attractive and substantial detached house enjoying a south facing walled garden situated in the North Oxford Conservation area. The property offers elegant and flexible accommodation arranged over four floors with many retained period features typical of its era including spacious rooms with high ceilings, cornicing, fireplaces, sash and broad bay windows.

The house is currently arranged to suit the needs of the present owners and would benefit from some reconfiguration of the accommodation to return it to a family home.

The ground floor offers an attractive reception hall accessed from a tiled entrance porch, a beautiful bay windowed drawing room, a library/sitting room, cloakroom and a study with French doors opening to steps down to the garden. Arranged over the first and second floors are seven/eight bedrooms, and three shower rooms (one en-suite). The lower ground floor offers a kitchen, dining room, utility room, store room, wet room and a large family room with bay window.

To the exterior is parking for several cars to the front which leads to side access to a south facing garden mainly laid to lawn edged with mature shrubs. In addition there is a garage with vehicular access from Winchester Road and a pedestrian access directly into the garden.





SITUATION

Canterbury Road is one of the most sought-after side roads in Central North Oxford; it runs between the Banbury and Woodstock Roads. It is roughly equidistant between the City centre and Summertown, in the most popular and prestigious residential area of the historic city. There are regular bus services on both the Banbury and Woodstock Roads to the city centre and the University. Summertown has a good range of shops including many of the major supermarkets and banks together with numerous restaurants/coffee shops, and an array of independent outlets. One of the main draws to the location is the Oxford schooling including the Dragon, Summerfields, Magdalen College School, Oxford High School, St Edwards and Cherwell School to name a few. Charming North Parade, with its popular pubs and restaurants is a short walk just around the corner from Canterbury Road, the shops and restaurants of Walton Street, The University Park and Port Meadow are also nearby. The Oxford mainline station has regular rail services to London Paddington, and Oxford Parkway station leads into London Marylebone, there are frequent buses to London Victoria, Heathrow and Gatwick airports from the coach station at Gloucester Green.

DIRECTIONS

From the offices of Penny & Sinclair proceed south down the Banbury Road towards the City centre turning right into Canterbury Road where the property will be found after a short distance on your left.

VIEWING ARRANGMENTS

Strictly by appointment with Penny & Sinclair.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

The property is freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax 'H' amounting to £3,977 for the year 2019/20. Tel: 01865 252870

TENURE & POSSESSION

Oxford City Council Tel: 01865 249811

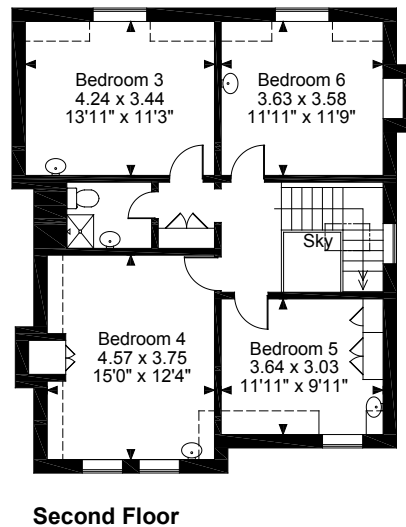
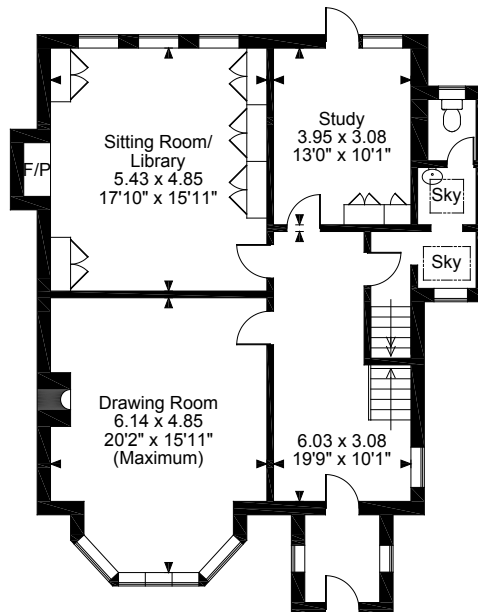
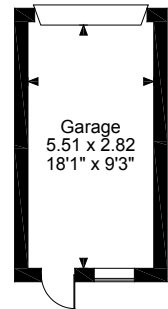
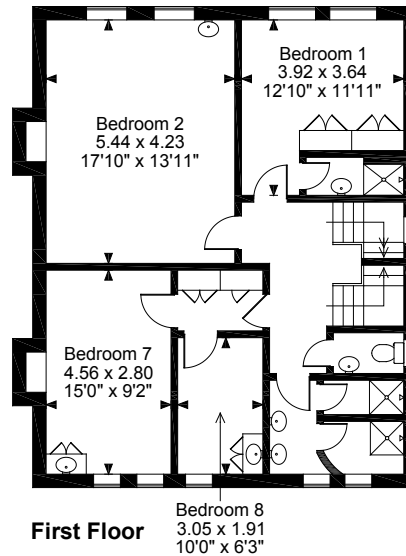
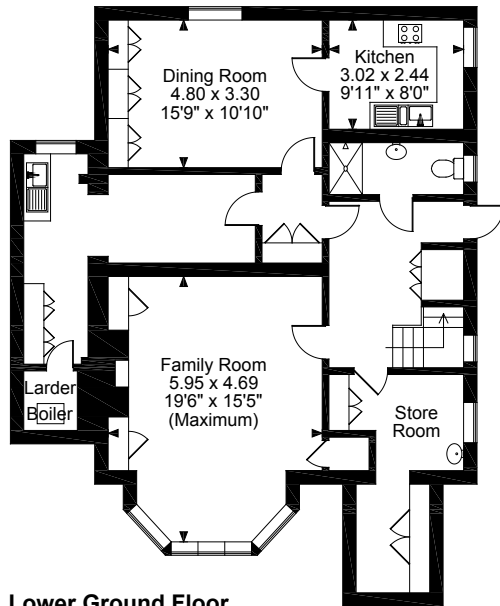
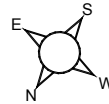
AGENTS CONTACT DETAILS



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Approximate Gross Internal Area
Main House = 3721 Sq Ft/346 Sq M
Garage = 167 Sq Ft/16 Sq M
Total = 3888 Sq Ft/362 Sq M



IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.