



255 Woodstock Road

Oxford OX2 7AE

PENNY &  
SINCLAIR

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## DESCRIPTION

Believed to date from 1925 and formerly a doctor's surgery, 255 Woodstock Road is a handsome detached house which has been sympathetically refurbished and now provides a five bedroom home complemented by a west facing garden leading down to a lake and nature reserve. The property is in an excellent location close to Summertown shops and with easy access to the City Centre and the ring road.

Arranged over two floors, the well-proportioned accommodation provides on the ground floor, a spacious reception hall with staircase rising to the first floor, a study (formerly the doctor's surgery), cloakroom, sitting room with fireplace and large windows overlooking the garden, family room, and the fully fitted kitchen with breakfast room from where double doors open to the garden. In addition there is a pantry and utility room with shower. At first floor level are five bedrooms (one en-suite) and the family bathroom. One of the bedrooms at the rear of the house enjoys a balcony with views over the garden.

To the front of the house, screened from the road by a tall mature beech hedge, is a driveway providing parking and giving access to the garage. The mature west facing garden is arranged at the rear of the house and is principally laid to lawn with a paved terrace leading off the breakfast room. Beyond the main garden is an area of mature trees and shrubs which drops down to the lake and nature reserve.

## SITUATION

The property is situated in the popular suburb of North Oxford with direct access to the City centre and within easy reach of Summertown providing all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall. The Woodstock Road joins 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 the Oxford Parkway station provides regular services to London Marylebone. North Oxford has an excellent choice of highly sought after schools including The Dragon, St Edward's and Oxford High School.

## DIRECTIONS

From the offices of Penny & Sinclair proceed south down the Banbury Road turning right into Beechcroft Road. At the end of the road turn right into Woodstock Road where the property 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.

## 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 on completion.

## COUNCIL TAX

Council Tax Band G £3,187 for 2018/19.

## LOCAL AUTHORITY

Oxford City Council, Town Hall, St Aldates, Oxford OX1 1BX



Ground Floor = 112.8 sq m / 1214 sq ft  
 First Floor = 87.9 sq m / 946 sq ft  
 Garage = 29.3 sq m / 315 sq ft  
 Total = 230.0 sq m / 2475 sq ft



Ground Floor

First Floor

#### AGENTS CONTACT DETAILS



**01865 318013**  
 Mayfield House, 256 Banbury Road,  
 Summertown, Oxford, OX2 7DE  
[sales@pennyandsinclair.co.uk](mailto:sales@pennyandsinclair.co.uk)

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