



KIMMERIDGE, OLD ROAD

HEADINGTON, OXFORD, OX3 8SZ

**PENNY &
SINCLAIR**

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Spacious and well-proportioned detached family home close to the Churchill & Nuffield hospitals and Shotover Country Park.

Detached • Four double bedrooms • Bathroom • Triple aspect sitting room • Dining room • Kitchen • Lean-to conservatory • Garage • West facing garden

DESCRIPTION

Located at the foot of Shotover Hill is this detached family home offering well-proportioned accommodation throughout. Upon entering the spacious entrance hall, you get an instant impression of what's on offer throughout the property. To the right there is a triple aspect sitting room with French style doors leading on to the west facing garden. In addition to this there is a separate dining room, kitchen, cloakroom and lean-to conservatory on the ground floor. Upstairs, there are four double bedrooms and family bathroom. Outside there is a small walled front garden and single garage to the side with off street parking to the front. To the rear, a lawned garden wraps around the south and west sides of the property.

LOCATION

The property is located to the east side of the city and within easy reach of all Oxford hospitals, in particular, the Churchill & Nuffield Hospital which are a short walk away. There is easy access to the ring road and A40/M40 and the London/airport coaches can be accessed on the London Road. Shotover Country Park is on the doorstep and offers wonderful country walks.





DIRECTIONS

From The Plain, proceed along St. Clements Street. Turn right at the traffic lights into Morrell Avenue and continue to the top. Continue over and onto Old Road. At the traffic lights continue over. Go past Quarry Road, and the property will be found shortly after on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sindair. 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 & Sindair's 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 and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

City Chambers

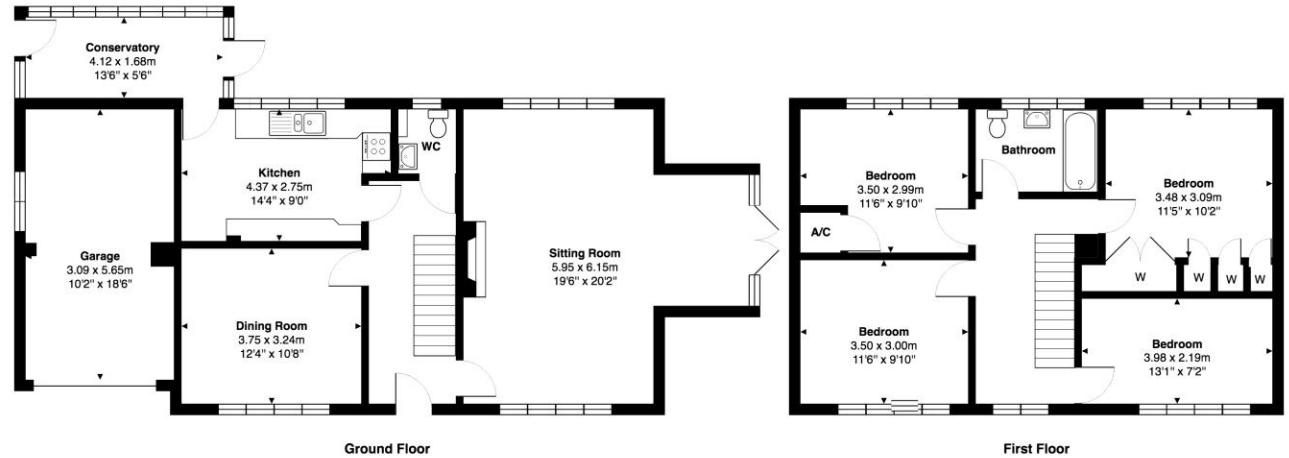
Queen Street

Oxford

OX1 1EN

Telephone (01865) 249811

Council tax band 'F' amounting to £2,758.58 for the year 2018/19



Approximate Gross Internal Area: 152.9 m² ... 1645 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk

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