



21 KINETON ROAD

OXFORD, OX1 4PG

**PENNY &
SINCLAIR**

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A truly special detached family home full of character and charm with a south facing garden.

Detached • Period • Four double bedrooms • Three bathrooms
• Two reception rooms • Kitchen/Diner • Conservatory
• Period features galore • South facing garden

DESCRIPTION

21 Kineton Road is a truly special family home located in this highly regarded neighbourhood south of the city centre. The property is a rare find in this area, as it's a detached Victorian home full of character and charm with over 2000 Sq Ft of accommodation. Upon entering the property via the original door with stained glass you are greeted with a spacious hallway, where the eye is drawn to the large kitchen/dining room to the rear complete with Aga. From here there is a conservatory overlooking the South facing garden. In addition to this, there is a beautiful box-bay reception room to the front and a dining room with French style doors leading to the rear. From the hallway, stairs rise to the first floor where three double bedrooms can be found - one of which is en-suite - and a surprisingly spacious family bathroom. The loft has been converted in to a light and airy double bedroom with an en suite bathroom and fabulous panoramic roof top views. Throughout the property, there are sash windows, stripped wooden doors and floors, feature fireplaces and wonderful high ceilings on the ground floor. The property also benefits from an HMO licence for 5 people. Outside there is a small walled garden to the front with pedestrian side access to the rear, whilst to the rear there is a delightful courtyard area offering high degrees of privacy, then through an archway to the rest of the garden. From the conservatory onwards, the property has a distinctly 'Mediterranean' feel about it.





LOCATION

Situated in one of Grandpont's sought after side roads and less than half a mile from Oxford City Centre and the new Westgate shopping centre, you will find the River Thames and tow path a short walk away. Hinksey Park is on the doorstep with lakeside walks, tennis courts, children's play areas, the popular South Oxford Adventure Playground (SOAP) and an outdoor swimming pool. The location offers walking and a short bike riding distance to the train station and bus station with regular services to London and the airports. A local corner shop is nearby, Tesco Express is a short walk and there is a choice of local pubs and a restaurants within a 15 minute walk.. The local primary school is St. Ebbes CE Primary School on Whitehouse Road.

DIRECTIONS

From Folly Bridge head south down Abingdon Road and take the third turning on the right in to Kinton Road, where the property is 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 Penny & Sinclair who have 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 and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford, OX1 1BX Tel: 01865 249811

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





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