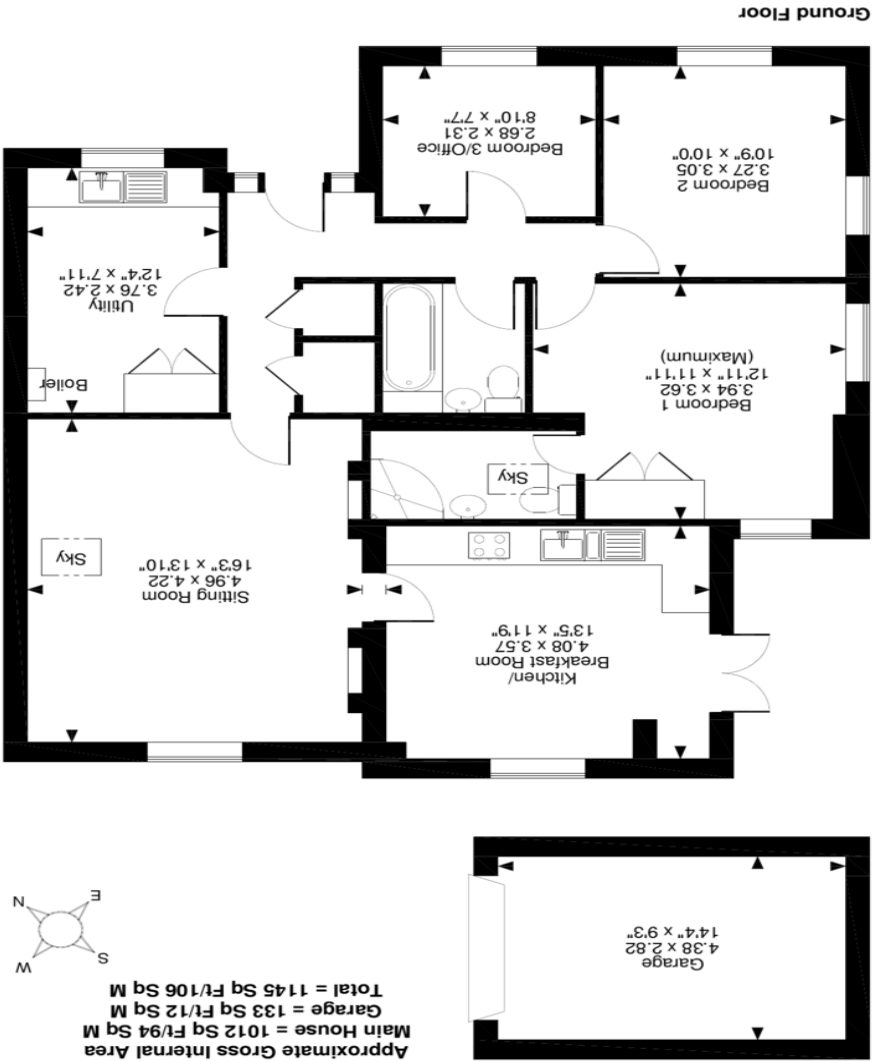


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78 WILLIAM STREET

OXFORD, OX3 0ER

A superbly positioned detached single storey house situated off the Marston Road, on William Street, offering views directly across the adjacent allotments allowing direct access in the woods of Headington Hill Park.

- Detached • Established Garden & Wonderful Views •
Kitchen/Breakfast Room • Utility Room/Potential Fourth Bedroom • Three Bedrooms • Ensuite Shower Room • Bathroom • Sitting Room • Garage

DESCRIPTION

A very special and superbly positioned detached house situated off the Marston Road offering stunning views directly across the adjacent allotments and allowing direct access in the woods of Headington Hill Park. The property offers light and airy accommodation that comprises, entrance hall, sitting/dining room with vaulted ceiling, kitchen/breakfast room, utility room (or potential fourth bedroom, with some alteration), three bedrooms, bathroom and ensuite. The property is approached via a pedestrian pathway that allows access to this and the three other properties. There is a single garage in William Street that is included within the sale. The garden that surrounds the property on three sides is beautifully established and houses a timber workshop and separate summerhouse. The views across the allotments are quite outstanding with the 'dreaming spires' clearly visible.

LOCATION

William Street is a sought after residential no-through road located opposite the University Playing Fields and near to the Cherwell cycle route that leads into the city centre, joining at South Parks Road. There is a local convenience shop at the bottom of the road, as is the St. Michael's Church of England Primary & Pre school. There are regular bus routes along Marston Road. The Headington Hospitals are within easy reach, as is the Oxford Ring Road and the open spaces of University Parks, South Park and Headington Hill Park. William Street has a welcoming community, with social groups and community activities using the Scout Hall at the end of the road and is within the catchment area for the Cherwell School.



DIRECTIONS

From our City office on The Plain, follow St Clements Street and on reaching the junction at the bottom of Headington Hill, turn left into Marston Road. Proceed past the University playing fields on the left and take the second turning right into William Street. Drive to the top of the road. There are a row of garages on the right hand side and the access to no 78 is to the side and along the pathway.

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.

FIXTURES & FITTINGS

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

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is Freehold and offered with vacant possession.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council,
Town Hall,
St Aldates
Oxford OX1 1BX
Telephone (01865) 249811
Council Tax Band 'D' amounting to £1,808.45 (2017/18)

AGENTS NOTE

necessary planning, building regulations or other consents have Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:

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