

THE HAVEN, 349 BANBURY ROAD

SUMMERTOWN, OX2 7PL

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A short walk north of Summertown, this impressive four-bedroom detached home sits in a spacious corner plot surrounded by well-maintained lawn gardens with a private patio area offering the perfect retreat at the end of the day. With no onward chain and potential for extension (STPP) it offers an excellent opportunity to create the perfect family home. The ground floor of the property benefits from a large welcoming hallway, with original herringbone parquet flooring, leading off to three reception rooms, two of which continue the beautiful parquet flooring and feature fireplaces. The kitchen/breakfast room is complemented by an adjoining utility room, and a useful pantry. On the first floor there are four double bedrooms, in addition to a recently refitted family bathroom, and a separate WC. The loft is unconverted and presents a possible avenue for extension (STPP). There is an integral garage measuring over 240 sqft, offering excellent potential for conversion (STPP) into a gym, office or leisure space. In addition the driveway provides ample parking, easily accommodating four cars.



4



3



2



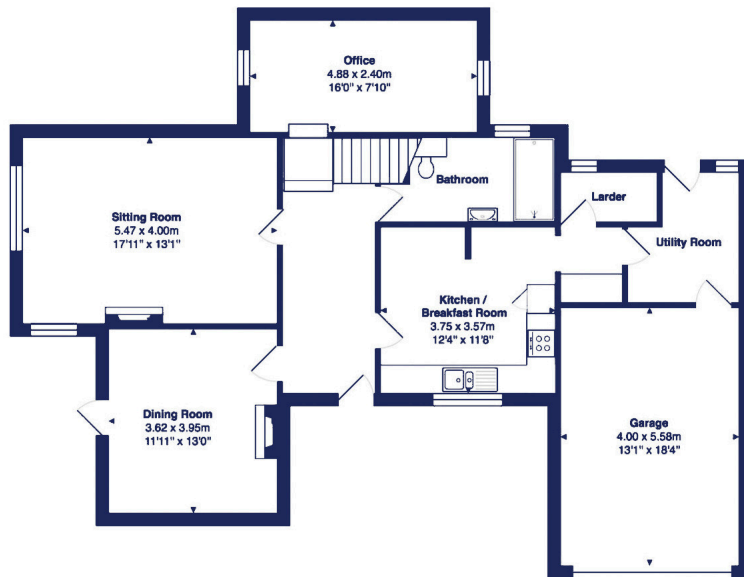
Lawn Gardens

GUIDE PRICE

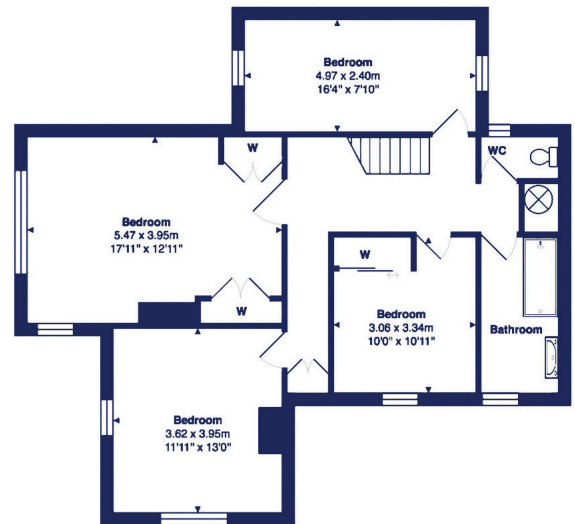
£1,250,000





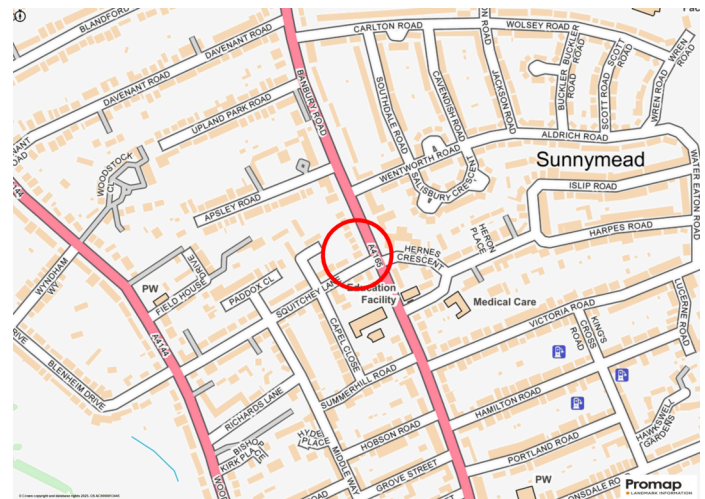


Ground Floor



Second Floor

Approx Gross Internal Area: 196.6 sq.m. (2,116 sq.ft.)



Council Tax:
Band G

Parking:
Off-street parking

Local Authority:
Oxford City Council

349 Banbury Road
OXFORD
OX2 7PL

Energy rating

D

Valid until
11 September 2033

Certificate number
0537-9121-2300-0052-0292

“LOCATION COMMENT

Situated a stone's throw from the heart of Summertown, this home is in walking distance of many popular bars, cafes, and restaurants alongside the convenience of many stores including an M&S food hall. For schooling, the property is within the Cherwell catchment area, and is close to some of the highly regarded North Oxford private schools, including St. Edward's, The Dragon and Oxford High School.

There are excellent transport links to the City Centre, and out to surrounding villages. For travel further afield the A34, A40 and M40 are within easy reach. The Oxford Parkway station is around a mile away and offers regular services to London Marylebone.



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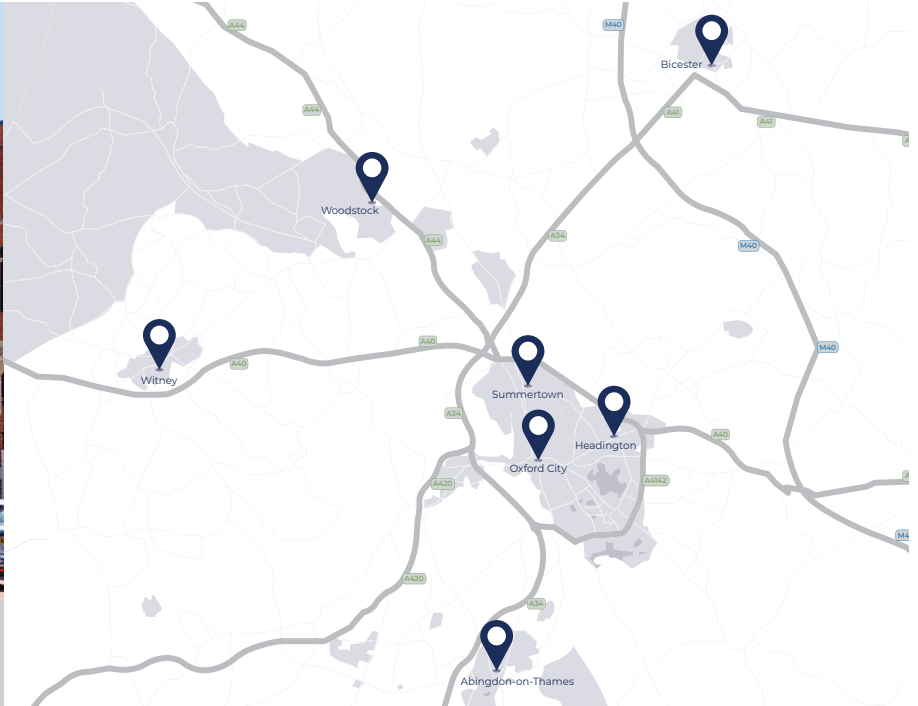
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