

25 CHILSWELL ROAD

GRANDPONT, OXFORD OX1 4PQ

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Grandpont, Oxford OX1 4PQ

A generously proportioned and light-filled four-bedroom period home situated in the popular area of Grandpont.

This charming family home has stunning period features throughout, a pretty and tranquil garden, and benefits from having no onward chain.

The ground floor accommodation comprises an entrance hall, a sitting room with box bay window, and a spacious kitchen/dining room with double doors opening out into the garden.

On the first floor there is a large master bedroom with box bay window to the front, a second double bedroom, a family bathroom with bath and separate shower, and a laundry room.

There are two further double bedrooms on the second floor with full ceiling height and a shower room.

To the rear of the property is a landscaped, east facing garden with two seating areas.



4



2



2



57.4ft garden

GUIDE PRICE

£800,000

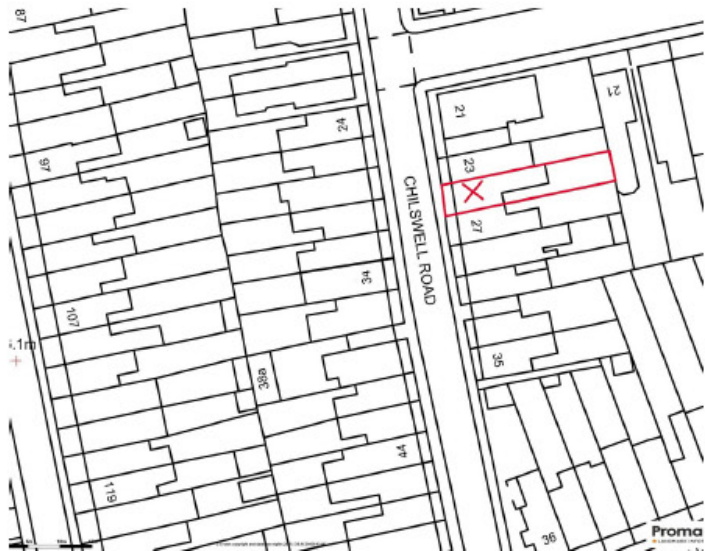




Approximate Gross Internal Area 1446 sq ft - 134 sq m
Ground Floor Area 579 sq ft - 54 sq m
First Floor Area 531 sq ft - 49 sq m
Second Floor Area 336 sq ft - 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council Tax:
Band E - £3864.67

Parking:
On-street permit parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

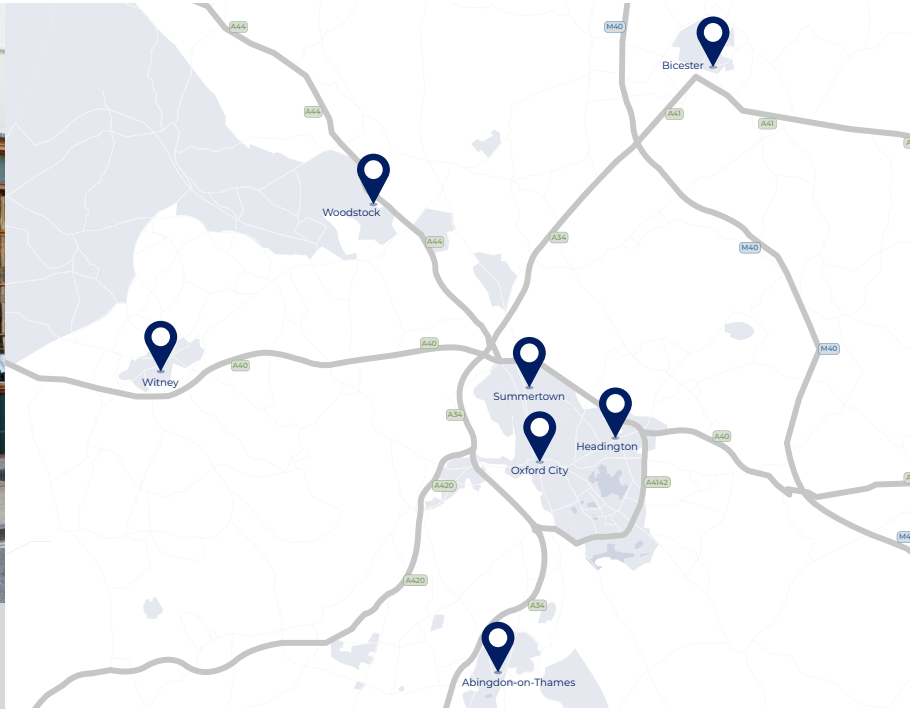
“LOCATION COMMENT

Grandpont is a thriving area, close to Hinksey Park with its heated outdoor pool and tennis courts, a local farmers' market, and a good local pub. Additionally, the house is moments from nature reserves, South Oxford Adventure Playground and Christ Church Meadow. The area is also popular with families due to a good choice of local nursery and primary schools. The city centre and train station are also both within walking/cycling distance from the property.



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