



The Willows
Headington

Carter Jonas

8 THE WILLOWS HEADINGTON OX3 9FE

3 bedrooms & 2 bathrooms
Open-plan kitchen/dining room
Contemporary fixtures & fittings
Off-street parking & west-facing garden

DESCRIPTION

Forming part of a development built around 10 years ago by Thomas Homes, this three bedroom semi detached house has been finished to a superb standard with an excellent range of fittings. There is a stunning open-plan kitchen/ dining room with contemporary units, quartz work surfaces, integrated appliances and double doors leading through to a large, square sitting room with French doors to the rear garden. There is also a cloakroom on the ground floor.

The first floor has a main bedroom with wardrobes and ensuite, double second bedroom with wardrobes and a good size third bedroom along with a family bathroom.

Directly to the front of the property are two car park spaces and to the rear is a westerly facing enclosed garden.

The property specification includes gas central heating, double glazing and solar photovoltaic panels.

LOCATION

Nestled in the heart of central Headington, the house boasts a prime location with convenient access to numerous local amenities, including a diverse array of shops, bars, cafés, and open green spaces.

The area is home to highly regarded educational institutions for all ages, and the John Radcliffe, Churchill, and Nuffield Hospitals are all within close proximity.

A MUCH LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED HOUSE FINISHED TO A HIGH STANDARD WITHIN CLOSE REACH OF THE HEADINGTON HOSPITALS



For those seeking a touch of nature, the nearby Shotover Country Park offers delightful woodland walks, while the picturesque Oxfordshire countryside is just a short drive away.

Historic Oxford is also nearby, providing an even broader selection of shops and services, from High Street stores to unique boutiques by day, and a vibrant nightlife and entertainment scene by night. The city is renowned for its cultural offerings, including numerous museums, galleries, and theatres.

The location is ideal for both road and rail travel, with easy access to London via the bus or train. The M40 and A34 are conveniently close, offering routes to the north and south of the county. Oxford Parkway and Oxford mainline stations provide regular services to London, with a journey time of just over one hour.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX3 9FE

Tenure: Freehold

All mains services are connected

Gas central heating

Solar photovoltaic panels

EPC Rating B

Council Tax Band E

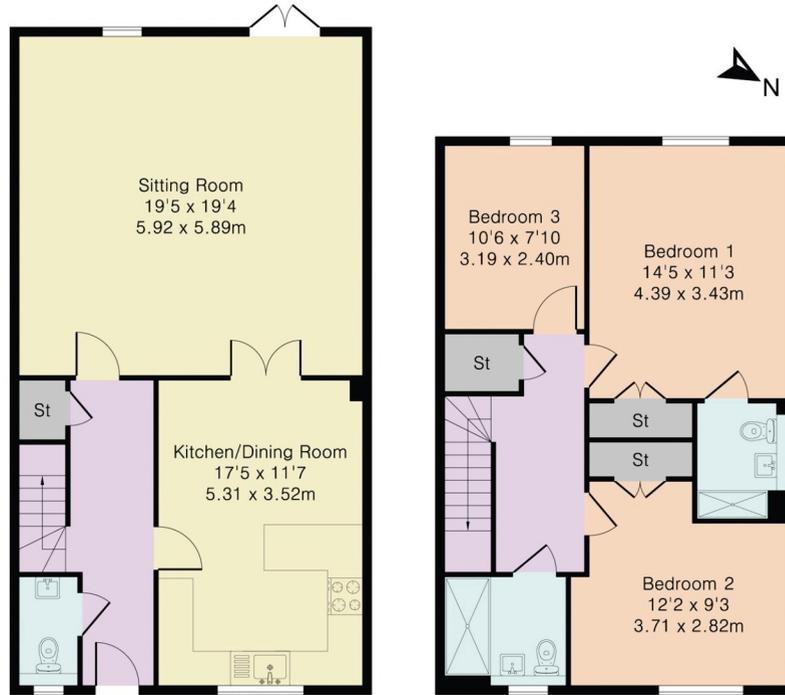
Mobile coverage and broadband speed can be checked at Checker.ofcom.org



Approximate Gross Internal Area 1317 sq ft - 123 sq m

Ground Floor Area 719 sq ft – 67 sq m

First Floor Area 598 sq ft – 56 sq m



Ground Floor

First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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