



**Banbury Road**  
Oxford

**Carter Jonas**



## 370 BANBURY ROAD OXFORD OX2 7PP

Open plan ground floor living  
Principal suite with dressing room on top floor  
Four further bedrooms, two ensembles & family bathroom  
South-west facing rear garden & off-street parking

### DESCRIPTION

The current owner has extended and renovated the property to a high standard creating a wonderful family home with ample, flexible living space over three floors.

Steps lead up to the generous entrance hall with a cloakroom and on to a fantastically spacious open plan kitchen/breakfast room flowing into the family/sitting room. At the rear of the property, doors from the kitchen/breakfast room and the family/sitting room lead out to the terrace. A useful utility room is tucked away off the kitchen with plenty of storage and a separate door leading out to the terrace and garden beyond.

The central staircase leads up to the first floor with two good size double bedrooms both with ensuite shower rooms and a further two double bedrooms and family bathroom. The second floor has a large principal bedroom and, across the landing, a superb dressing room with bathroom.

The rear garden is mainly laid to lawn bordered by shrubs and trees with a generous terrace which is perfect for outdoor dining. To the front there is a generous gravel driveway with ample parking.

### LOCATION

The property sits just north of Summertown with its excellent range of shops, restaurants, and cafes and within reach of many of Oxford's excellent choice of schools and university departments. Oxford Parkway railway station is approximately 2 miles away with trains to London Marylebone in just under 60 minutes and there is good access to A34 and M40.

## A BEAUTIFULLY EXTENDED AND RENOVATED FIVE BEDROOM FAMILY HOME LOCATED JUST NORTH OF MUCH SOUGHT AFTER SUMMERTOWN IN NORTH OXFORD.





## ADDITIONAL INFORMATION

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

**Directions: OX2 7PP**

Council Tax: Band E

Tenure: Freehold with vacant possession on completion

Services: All main services are connected

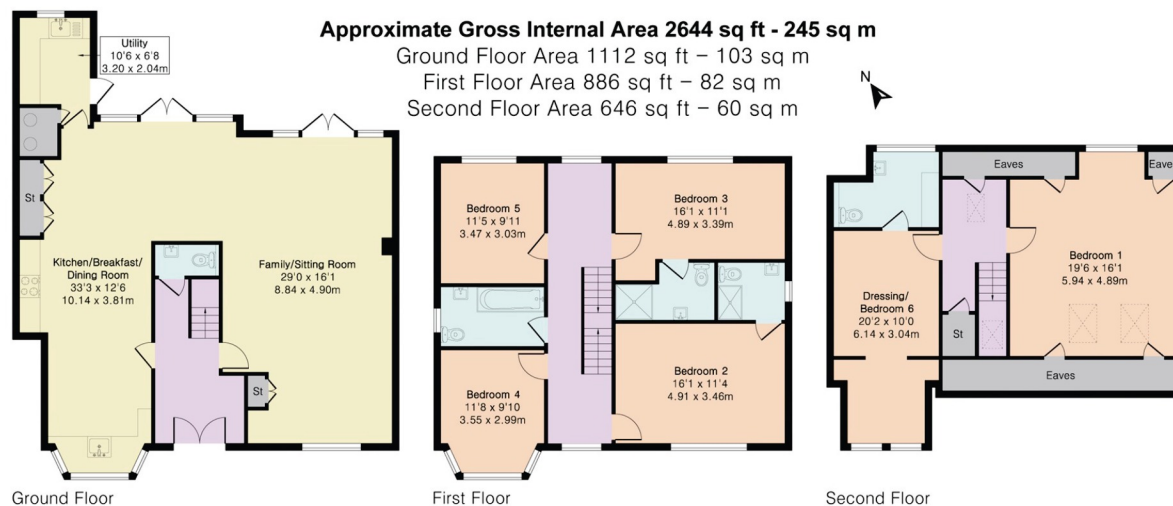
Local Authority: Oxford City Council

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.







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.



**Carter Jonas**

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**carterjonas.co.uk**

Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### IMPORTANT INFORMATION

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