



395 Banbury Road  
Oxford, Oxfordshire, OX2 7RF



A substantial semi-detached Edwardian family home in a prime position on the Banbury Road, with off-street parking, character features and secluded gardens.

The attractive whitewashed house was built in approximately 1915 and has many original elements, including wood floors, cast-iron fireplaces and picture rails. To the rear, a fabulous modern extension adds a dash of contemporary flair and lets in excellent natural light.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**OFF-STREET PARKING**



**GARDEN**



**FREEHOLD**



**CITY**



**3,255 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The property

The extension serves as a great space for entertaining, comprising a stunning kitchen with two islands and a beautifully lit dining area overlooking the rear garden. The kitchen is well appointed with premium Miele appliances, and there is ample storage and worktop space for keen home cooks. Separate to the main open plan living space there are three additional reception rooms, including an inviting snug, a music room and a sitting room with a wood-burning stove and bay window. The bedrooms are arranged over the first and second floors: to the back of the house there is a generous principal bedroom with en suite shower room, while the three remaining bedrooms share a family bathroom. There is also a separate study. There is a fifth double bedroom on the second floor – also en suite; both of the rear bedrooms have southwest-facing Juliet balconies.





## Outside

Tucked away behind mature hedges, the house is set back from the road with a private paved driveway to the front for several cars, which further benefits from an electric vehicle charger. The rear garden is southwest facing and is well enclosed by mature trees and hedges giving a private feel. It is currently lawned with a paved terrace adjoining the house.

## Location

The Banbury Road is a vibrant thoroughfare in Oxford's Summertown, with excellent access to the A40 in the north. It is well placed for access to the day-to-day services of Summertown and Jericho, with the plentiful shopping, attractions and leisure facilities of the city centre 2.5 miles away to the south. There are excellent road communications with the A40 providing links to the West Country and London, the A34 and Oxford Parkway station for a regular service to London Marylebone, while Oxford station has frequent services to central London in less than an hour.

Banbury Road is conveniently located for the well-regarded selection of north and central Oxford schools, including The Cherwell School (rated 'Outstanding' by Ofsted), together with a good selection of independent schools including Cherwell College, Oxford International College, Oxford Sixth Form College, New College, Christ Church Cathedral School and Wychwood.



## Distances

- Oxford City Centre 2.5 miles
- Witney 10 miles
- Banbury 25.5 miles
- Central London 59.7 miles

## Nearby Stations

- Oxford 2.9 miles
- Oxford Parkway 1.2 miles

## Key Locations

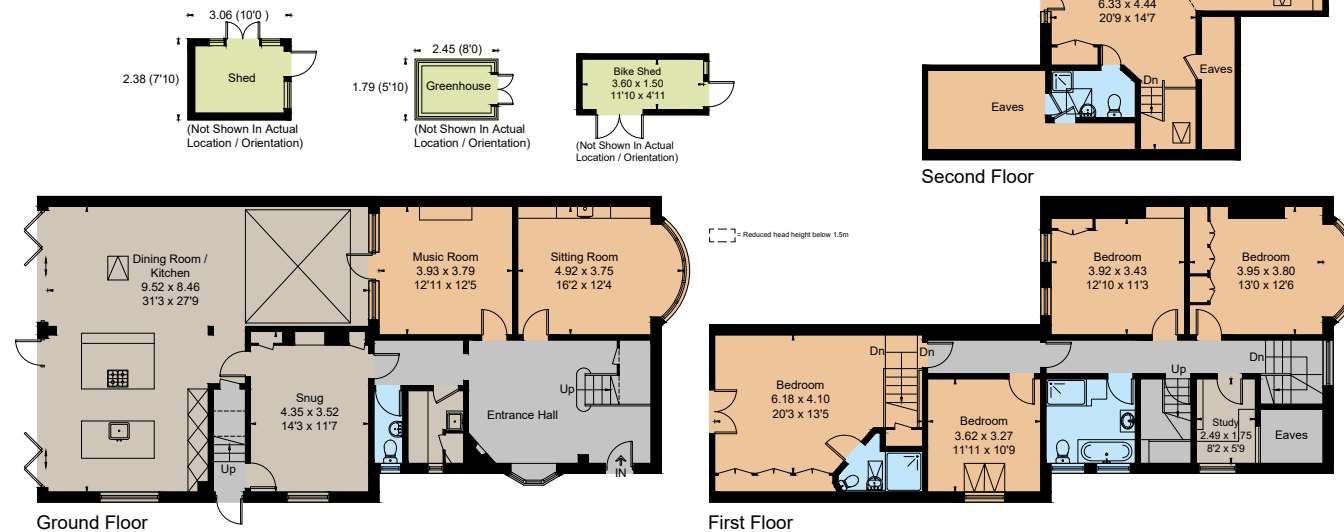
- Soho Farmhouse 17.4 miles
- Estelle Manor 9 miles
- Daylesford 25 miles

## Nearby Schools

- St Edward's 0.8 miles
- Summer Fields School 0.8 miles
- Oxford High School 1.3 miles
- Cherwell School 1.4 miles
- The Dragon 1.6 miles



Approximate Floor Area = 302.4 sq m / 3255 sq ft  
(Excluding Greenhouse / Shed / Bike Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94007

## Floorplans

Main House internal area 3,255 sq ft (302.4 sq m)  
For identification purposes only.

## Directions

OX2 7RF

///what3words voters.hills.return

## General

Tenure: Freehold

Local Authority: Oxford City Council

**Mobile and Broadband checker:** Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, drainage and electricity. Gas fired central heating.

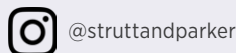
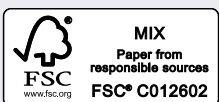
Council Tax: Band G

EPC Rating: D

## Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL  
**01865 692303**

oxford@struttandparker.com  
struttandparker.com



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