

2A Davenant Road

Oxford



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious detached five-bedroom townhouse in a convenient position for access to Summertown, Oxford Parkway station and the A40

This stylish detached home was built in 2004 and is designed as a fantastically sociable, spacious family home with a light and open layout perfect for modern living.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



PARKING



GARDEN



FREEHOLD



NORTH OXFORD



2,647 SQ FT



**GUIDE PRICE
£1,850,000**

The property

The attractive house ticks all the boxes for a family home, from its prime setting to the north of Oxford's great schools to its contemporary interiors, which have a mostly neutral finish providing a great blank canvas for personalisation. The house has been subject to a variety of improvements over the years, including a new kitchen, new lantern windows and bespoke shutters making the house feel extremely private. The well-designed floor plan includes two reception rooms at the front of the house: a spacious dual aspect sitting room and a separate playroom which could equally be used as a snug or formal dining room. To the rear, the light-filled kitchen is arranged in zones, with space for cooking, dining, relaxing as a family and a breakfast bar for informal meals. White gloss and brushed grey cabinetry provide ample storage and there are a number of integrated appliances as well as a study area.

The bedrooms are arranged over the first and second floors, including a principal bedroom at the front of the house with fitted wardrobes and an en suite shower room. There is a further en suite shower room on the first floor and a double bedroom with a family bathroom, plus two generously sized bedrooms and a shower room on the second floor – the ideal space for older children.



Outside

The house is positioned on a popular residential road and is fronted by a private driveway with parking for three cars; street parking is also available on Davenant Road. Mature trees and flowerbeds provide excellent kerb appeal and the house is set back from the road ensuring privacy. The rear garden is landscaped in a low maintenance style featuring an expansive paved terrace and an astroturf lawn. The garden is fully enclosed by wooden panel fencing while well-established trees at the rear add to the feeling of privacy.

Location

Davenant Road is well located in the north of Oxford for excellent access to the A40, Oxford Parkway train station, Summertown and the city centre. Summertown's Banbury Road shops and cafes are about 0.7 miles away, and there are also doctor's and dentist surgeries in the local area, as well as a leisure centre with swimming pool.

It is also 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 Carfax College, Cherwell College Oxford, Oxford International College, Oxford Sixth Form College, New College, Christ Church Cathedral School and Wychwood. The area is also well-placed for road travel, with easy access to the ring road leading to the M40 and A34. For rail links, Oxford Parkway Station provides a regular service to London Marylebone while Oxford station has frequent services to central London in less than an hour.



Distances

- Summertown shops 0.7 miles
- Oxford City Centre 2.5 miles
- Witney 11 miles
- Banbury 25 miles
- Central London 57.3 miles

Nearby Stations

- Oxford Parkway
- Oxford

Key Locations

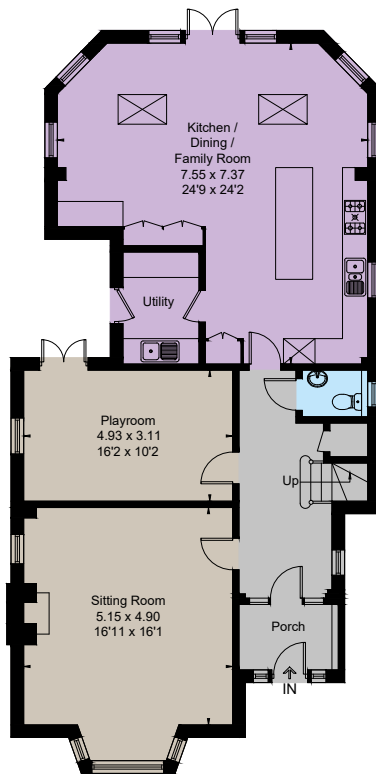
- Soho Farmhouse
- Daylesford
- Estelle Manor

Nearby Schools

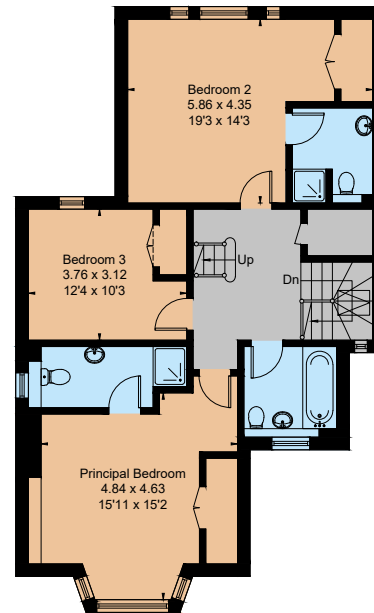
- Cherwell School
- The Dragon
- St Edward's



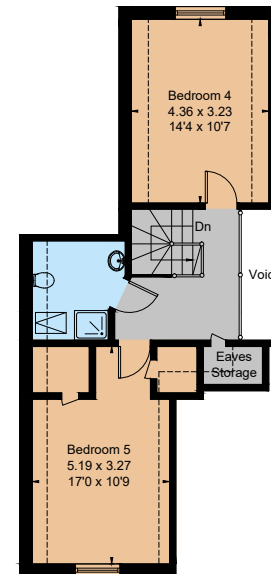
Approximate Floor Area = 245.9 sq m / 2647 sq ft
(Excluding Void)



Ground Floor



First Floor



Second Floor



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 #98858

Floorplans

Main House internal area 2,647 sq ft (245.9 sq m)
For identification purposes only.

Directions

OX2 8BX

what3words: ///games.them.dirt

General

Local Authority: Oxford City Council

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: C

Oxford

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