



76 Frenchay Road, Oxford

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

76 Frenchay Road, Oxford, OX2 6TF

A semi-detached four bedroom townhouse located in a sought-after area near to local amenities

Summertown 0.9 mile, Walton Street 1.0 mile, Oxford train station 2.0 miles (London Paddington 57 minutes, London Marylebone 1 hour 5 minutes), High Street Oxford 2.5 miles, M40 (Jct. 8) 8.8 miles, Bicester 11.7 miles, London Heathrow Airport 48.6 miles, central London 60.5 miles

Reception hall | Drawing room | Sitting room
Kitchen/dining room | Cloakroom | 4 Bedrooms,
1 en suite | Family bathroom | Garden

EPC rating C

The property

Forming part of an exclusive development originally built by Berkeley Homes, 76 Frenchay Road is an attractive family home offering flexible accommodation arranged over three light-filled floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. It leads to a sitting room with a front aspect bay window and feature corner marble and cast iron fireplace, and a spacious kitchen/dining room with a range of wall and base units, complementary worktops, modern integrated appliances and French doors to the rear terrace.

On the first floor the property provides a spacious drawing room with feature fireplace and a principal bedroom with front aspect bay window, built-in storage and modern en suite bathroom. The property's three remaining bedrooms, all with built-in storage, can be found on the second floor, together with a modern family bathroom with bath and separate shower.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached over a low-maintenance gravelled forecourt providing private parking.

The enclosed rear garden is laid mainly to lawn and features a generous paved terrace, ideal for entertaining and al fresco dining, the whole screened by mature shrubs and trees.

Location

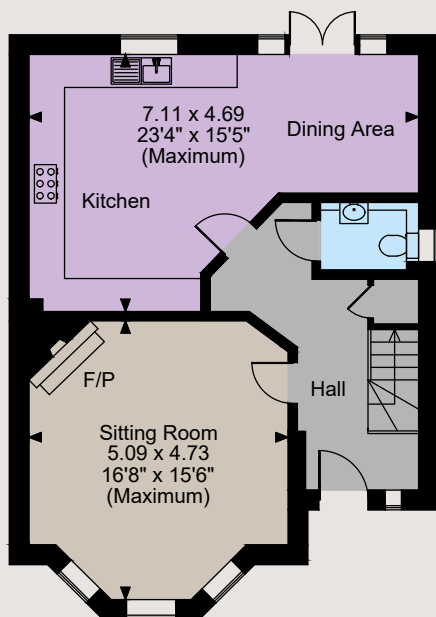
Backing onto the Oxford Canal, Frenchay Road sits near to a wide range of amenities in Summertown, Walton Street and Oxford city centre, all offering shopping, cafés and restaurants. Nearby sporting facilities include Nuffield Health and Rackets Club and the open spaces of Port Meadow, ideal for walking and cycling. Extensive amenities are also available in Bicester, including the eponymous shopping village. The property enjoys easy access to the M40 motorway, linking to the motorway network, Oxford station offers regular services to major regional centres and central London and London Heathrow Airport provides a wide range of domestic and international flights. The area offers a wide range of state primary and secondary schooling including The Cherwell School (rated Outstanding by Ofsted) together with a good selection of independent schools including St. Clare's, St. Edward's, d'Overbroeck's, Wychwood and Oxford High.



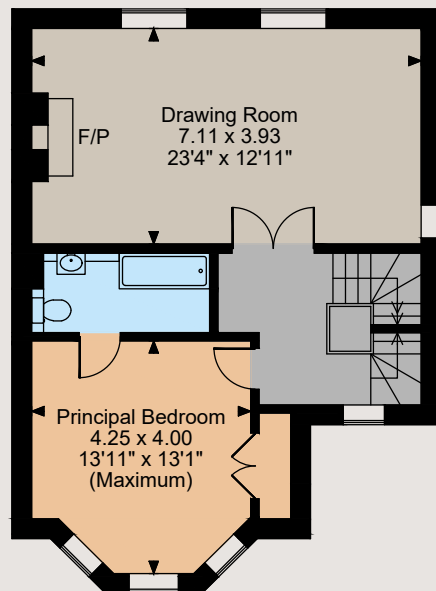




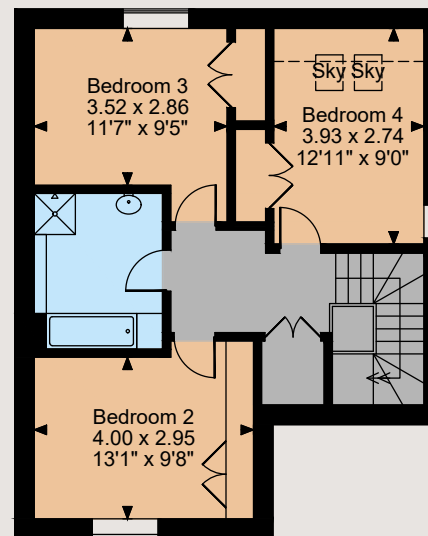
Floorplans
House internal area 1,909 sq ft (177 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Oxford office head north on Banbury Road (A4165), turn left onto Oakthorpe Road, turn left onto Woodstock Road (A4144) then turn right onto Elizabeth Jennings Way. Turn left onto Frenchay Road and after 0.1 mile the property can be found on the left.

General

Local Authority: Oxford City Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,325,000

Oxford

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