

Hernes Crescent, Oxford



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2,243 sq ft (208 sq m) | Four double bedrooms
Open plan kitchen/dining/ living room
Two allocated private parking spaces
Enclosed front and rear gardens | Freehold
Residential | No onward chain
Guide price £1,300,000

A superb contemporary semi-detached townhouse in north Oxford, offering an ideal family home in a sought-after setting close to the Summertown shops and the city centre.

Henley Court is a modern development built in 2014 by Sweetcroft Homes, occupying a sought-after position on Hernes Crescent, just north of the Summertown shops. Arranged over four floors, the house offers immaculate, well-balanced accommodation designed for modern family living, with light-filled interiors and extensive glazing throughout. Premium features include zoned underfloor heating and attractive engineered wood flooring, together with newly fitted solar panels with battery storage and an air source heat pump, providing an efficient renewable energy solution.

The ground floor opens into a hallway, leading to an impressive dual-aspect kitchen, dining and family room. Fully glazed at both ends, the room is flooded with natural light and has access to the rear garden and a terrace to the front. The generous space is arranged around a central island, with defined areas for dining and relaxed seating. The contemporary gloss kitchen is fitted with integrated NEFF appliances, including an induction hob, ovens, microwave and coffee machine, while the island incorporates a large sink with drinking and boiling-water taps and an Insinkerator. A cloakroom with storage completes the floor.

The first floor provides a drawing room to the front, with French doors opening to a Juliet balcony, together with a practical utility room, double bedroom with built-in storage and contemporary bath/shower room. The second floor offers two further double bedrooms, both with built-in wardrobes, one with an en suite shower room and glazed doors, alongside a stylish family bathroom. The principal bedroom suite occupies the entire third floor and provides a particularly impressive retreat, with lofty ceilings, roof skylights and excellent natural light. A generous dressing room with built-in storage leads to a sleek contemporary bathroom with a separate shower and feature bathtub.



The house is approached through a pedestrian gate onto a charming, enclosed paved terrace, with low brick walls and a planted bed providing colour and interest. A well-maintained block-paved parking area provides two allocated spaces.

The rear garden is designed to be both private and low maintenance, with a patio framed by mature shrubs and planting. A rear deck provides an ideal space for seating, while a further paved terrace offers additional room for outdoor dining and entertaining, and the space is fully enclosed by fencing and established planting.

An annual maintenance fee covers the upkeep of the communal gardens and areas, together with insurance for the communal areas.

Location

Henley Court is situated on Hernes Crescent, just off Banbury Road in Summertown, Oxford, with excellent access to both Summertown shops and the city centre. Summertown's extensive range of shops, cafés, restaurants and everyday amenities is approximately 0.5 miles away, while Oxford city centre is around 2.4 miles away.

Banbury Road provides frequent bus services into the city centre, while the Oxford Ring Road connects to the A40 and M40, providing convenient road links towards London. Oxford station offers services to London Paddington, with nearby Oxford Parkway providing services to London Marylebone. The area is well placed for a number of highly regarded schools in central Oxford, as well as independent schools including St Edwards, d'Overbroeck's, Oxford High, and the Dragon.

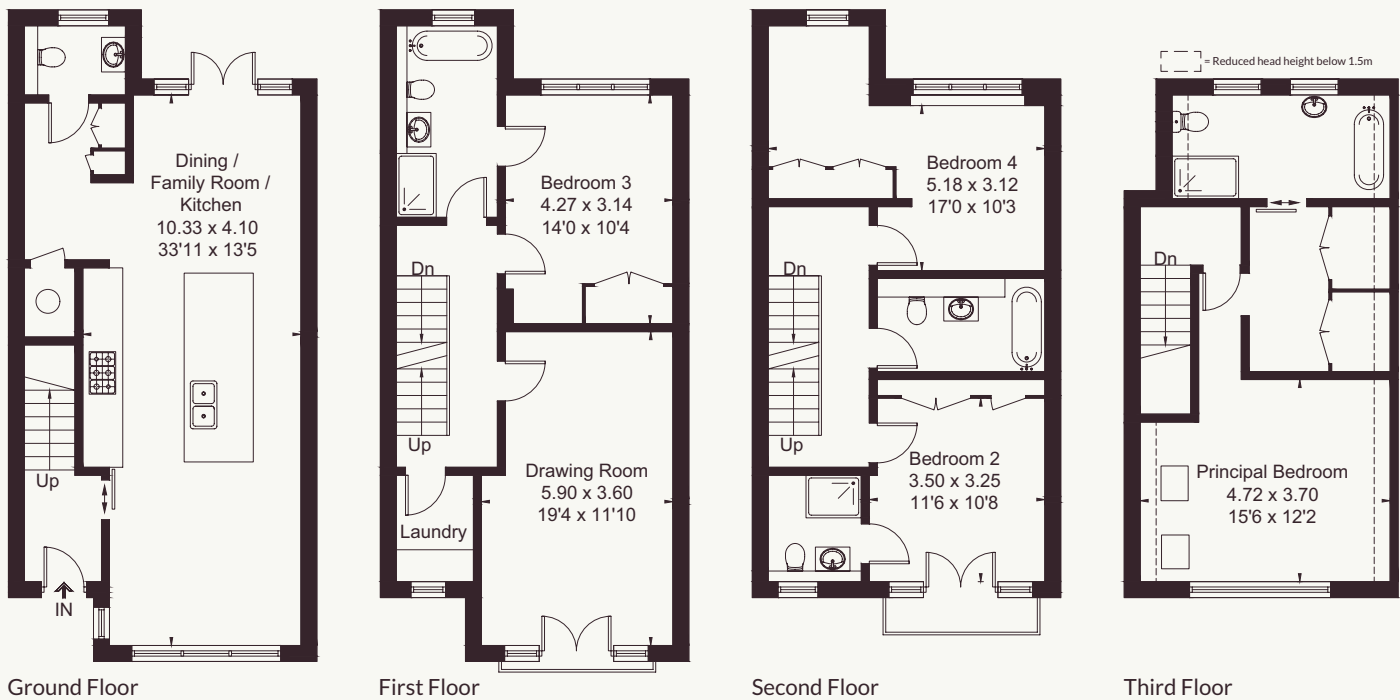
Postcode region: OX2

General

Local Authority: Oxford City Council
Services: Mains electricity, drainage and water. Solar panels and air source heat pump.
Annual Maintenance Fee: Ad hoc estate management charge of £400
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 208.0 sq m / 2243 sq ft



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