

Hobson Road,
Oxford



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& Parker

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A distinctive mid-terrace townhouse with bright and airy rooms in a desirable Summertown side road.

Property description

Built in 1982, the accommodation is cleverly arranged over three floors, with light-filled and well-proportioned rooms organised around a central courtyard. The kitchen/dining room is thoughtfully zoned around a practical, two-sided worktop. The kitchen area is fitted with a range of wall and base units with space for appliances, while the dining area benefits from a lofty ceiling rising to the second floor, enhancing both light and volume. Glazed sliding doors open directly onto the courtyard. Open to the sky and finished with paving, it provides an inviting spot for morning coffee.

The generous sitting room is dual aspect, with sliding doors opening onto both the courtyard and the south-facing rear garden. This space forms part of a wider architectural flow across the ground floor, where the alignment of glazing creates a continuous vista from the kitchen through to the rear garden. This considered design allows light to travel through the space while visually linking the main living areas and outdoor settings.

Upstairs, to the front, the principal bedroom spans the full width of the house and includes built-in wardrobes. A further double bedroom to the rear features a distinctive glazed internal aspect overlooking the dining area below, adding both character and a sense of architectural openness.

The top floor offers the principal bedroom, filled with natural light from both north and south-facing roof windows. Built-in cupboards provide tremendous storage, with further potential to create additional provision within the eaves. The family bathroom with shower is located on the first floor and is easily accessible from all bedrooms.



The property offers an excellent opportunity to introduce a more contemporary interior style, tailored to individual tastes.

To the front of the property there is a paved driveway providing parking and access to the garage. To the rear, the enclosed south-facing garden is largely paved and bordered by mature shrubbery. It offers a pleasant space for al fresco dining and outdoor entertaining and has a gate to the rear access path.

Location

Summertown is one of Oxford's most desirable and affluent suburbs. Hobson Road is a quiet residential side street. 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 approximately three miles 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. Hobson Road 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 Cherwell College, Oxford International College, Oxford Sixth Form College, New College, Christ Church Cathedral School and Wychwood.

Postcode region: OX2

General

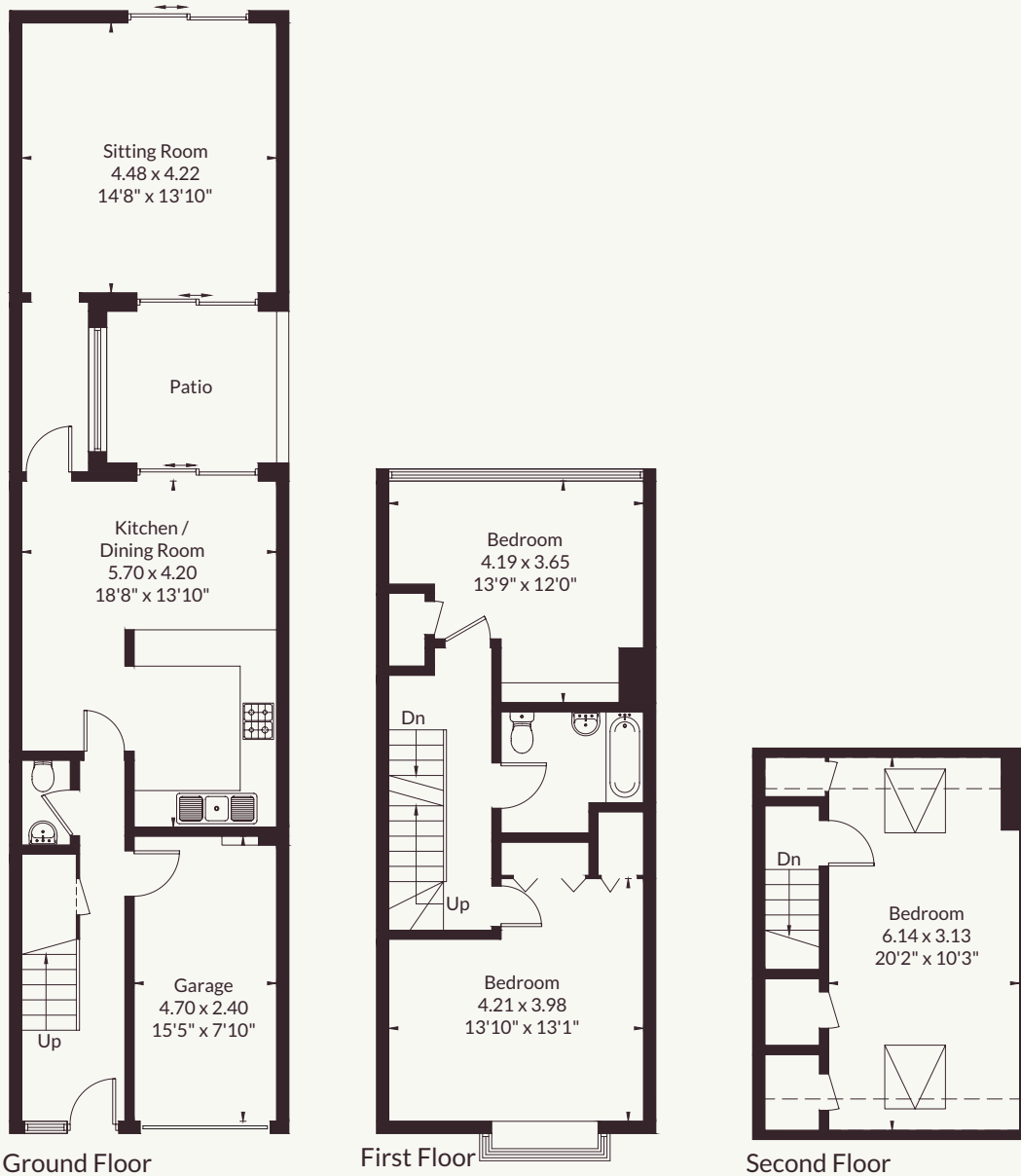
Local Authority: Oxford City Council
Services: Mains water, drainage, electricity and gas central heating. Solar panels.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,430 sq ft (132.9 sq m)
Three bedrooms
Two reception rooms
Garage and driveway parking
Enclosed garden
Freehold | Residential

Guide price £850,000



Approximate Floor Area = 137.2 sq m / 1477 sq ft
(Excluding Patio)



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 #107704

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