

# 9 Lark Hill

Oxford





## A three-bedroom townhouse in the popular Oxford Waterways development, well placed for access to road links

This charming home is well situated within the development and provides a fantastic opportunity for personalisation by the new owner, with a great blank canvas to work with inside and out.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**OFF-STREET PARKING**



**WATERWAYS**



**FREEHOLD**



**1,243 SQ FT**



**GUIDE PRICE  
£700,000**



### The property

The property offers fantastic potential and is arranged 'coach house-style' with the first floor extended over the archway that leads to the parking area to the rear. Downstairs the layout is mostly open plan, with the house entered onto a hallway with a useful cloakroom with WC. The kitchen is situated at the front of the house and is appointed with wall and base cabinetry and a number of integrated appliances, while the rest of the space is open plan with room for a dining area adjoining the kitchen and a sitting area towards the French windows which open onto the rear garden. There is also a spacious cupboard under the stairs. On the first floor there are three good-size double bedrooms, including a principal bedroom with en suite bath/shower room. Two of the bedrooms have built in storage and completing the accommodation is an additional family shower room. The house has been well maintained and offers excellent potential for renovation.



## Outside

The house is tucked away in a quiet corner of the development; an archway leads to the rear where there is a communal parking area with allocated spaces. To the front, well-stocked borders of a variety of shrubs provide a welcoming first impression. At the rear, a south-facing courtyard-style garden is laid to low-maintenance paving with a number of shrubs and small trees around the borders. A side gate allows rear access to the parking area.

## Location

Lark Hill forms part of the sought-after Oxford Waterways development which straddles both banks of Oxford Canal and 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 under two miles away.

There are excellent road communications with both the Banbury Road and Woodstock Road meeting the A40 to provide 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. Lark Hill 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 1.8 miles
- Witney 13.2 miles
- Banbury 26.1 miles
- Central London 60 miles

## Nearby Stations

- Oxford 2.2 miles
- Oxford Parkway 2.5 miles

## Key Locations

- Soho Farmhouse 18 miles
- Estelle Manor 10.4 miles
- Daylesford 25.6 miles

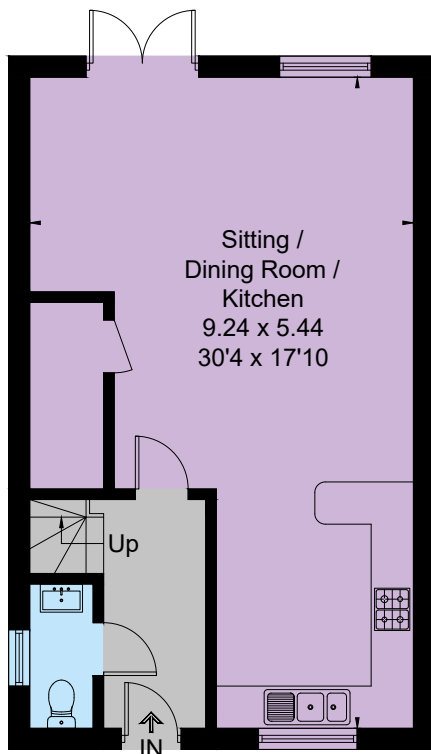
## Nearby Schools

- St Edward's 0.5 miles
- Summer Fields School 0.6 miles
- Cherwell School 0.7 miles
- Oxford High School 0.8 miles
- The Dragon 1.2 miles

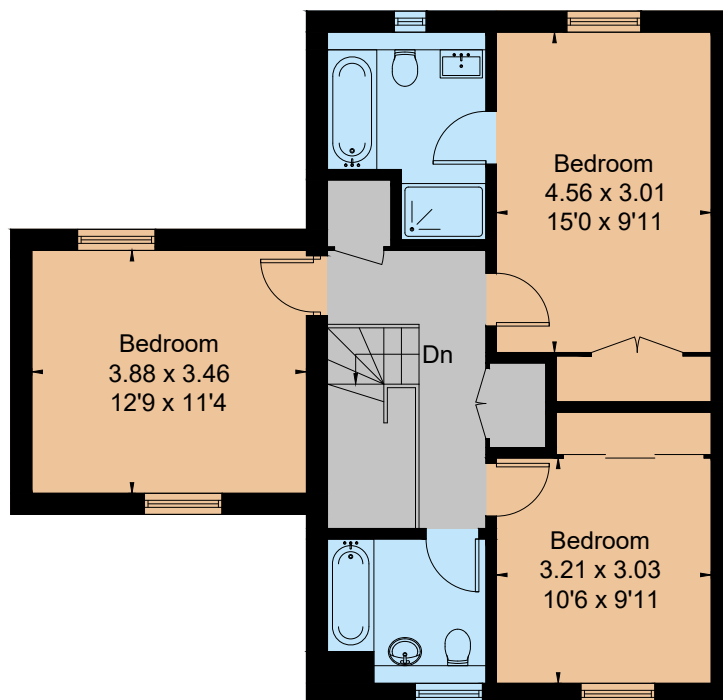




Approximate Floor Area = 115.5 sq m / 1243 sq ft



Ground Floor



First 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 #89902



## Floorplans

**Main House internal area 1,243 sq ft (115.5 sq m)**  
For identification purposes only.

## Directions

From Strutt & Parker's Oxford office turn right onto Banbury Road (A4165) and then take the first right onto Thorncliffe Road. Continue to the end of the road and at the T-junction turn right onto Woodstock Road. Take the first left onto Elizabeth Jennings Way and then take the first right onto Lark Hill. The house will be found on the right-hand side after approximately 150 metres.

OX2 7DR

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## 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 E

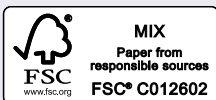
**EPC Rating:** C

## Oxford

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