



Norham Road, Oxford

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 29 Norham Road Oxford, OX2 6SQ

A charming 2 bedroom apartment with a peaceful private garden in a highly sought-after central north setting

Oxford Parkway Station 2.8 miles (London Marylebone 55 mins), Central Oxford 2.2 miles, A34 4.1 miles, M40 (J9) 9.3 miles, Bicester 12.2 miles, London Heathrow Airport 46.9 miles

Entrance hall | Sitting room | Kitchen | Dining room | Bedroom | Shower room | Garden  
EPC rating E

### The property

29 Norham Road is a spacious and characterful apartment forming part of an impressive period property built in 1885 to the design of Pike and Messenger. Situated on a coveted residential road within easy reach of a wealth of city amenities, the flat offers almost 1,000 sq. ft. of versatile accommodation and has the benefit of a tranquil south-facing mature garden.

The entrance hall, with its colourful stained-glass, features two useful built-in storage cupboards. From here is the attractive shower room with a large walk-in shower and monochrome tiled flooring. Rich wooden floorboards run throughout the property, with the accommodation flowing into the pair of adjacent bay-windowed rooms with excellent proportions and fine features, including handsome fireplaces, high skirting boards, column radiators and tall, corniced ceilings with picture rails.

Currently, the front-facing room is used as a bedroom, complete with a good range of bespoke and in-keeping fitted wardrobes, and the second potential bedroom is utilised as a

sociable sitting room with a leafy garden view. Alongside is the well-appointed kitchen, with its L-shaped selection of fitted wall and base cabinetry, worksurfaces and shelving, along with a 5-burner hob, oven and inset sink. Completing the accommodation is a bright dining room with a wealth of fitted cabinetry and shelving and bi-folding doors opening to a sunny terrace with steps and a wrought-iron staircase leading down to the garden.

### Outside

The property enjoys an attractive façade, with various mature shrubs, a gravelled drive and stone steps rising to the entrance. The enviable rear garden benefits from a warm southerly aspect and is accessed via the private staircase from the dining room. It is surrounded by a wealth of established trees and shrubs and also features a brick-paved terrace ideal for dining al fresco in the warmer months. The apartment also benefits from driveway parking at the front.

### Location

The apartment is located in sought-after setting in the centre of the North Oxford Victorian Conservation Area, within easy reach of the shops, restaurants and public houses of the desirable North Parade Avenue. It is also just south of the popular Summertown district, which provides an excellent range of shops and restaurants, with both doctor's and dentist surgeries, a public library and a leisure centre with a swimming pool. It is also conveniently located for the well-regarded selection of north and central Oxford schools and 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.







Floorplans  
House internal area 969 sq ft (90 sq m)  
For identification purposes only.



## Directions

From Strutt and Parker's Oxford office, head south on Banbury Road (A4165) towards Diamond Place. After 0.8 miles, turn left onto Norham Road, where the property will be found on the right in 0.2 miles.

## General

**Local Authority:** Oxford City Council  
**Services:** Mains electricity, gas, water and drainage  
**Council Tax:** Band G  
**Tenure:** Share of Freehold  
**Guide Price:** £900,000

## Oxford

Anchor House, 269 Banbury Road OX2 7LL

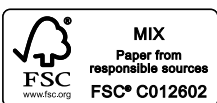
**01865 366660**

oxford@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

