



Flat 5, 29 Norham Road  
Oxford



## A spacious first-floor apartment within a character building in a fantastic and sought-after North Oxford location.

The impressive period building was constructed in 1885 by Pike and Messenger, and formed part of the Norham Manor Estate, constructed in the traditional North Oxford Victorian style. The Norham Manor Estate was previously owned by St. John's College Oxford, and many of the buildings on the road still retain a connection to the prestigious university.



**1 RECEPTION  
ROOM**



**1 BEDROOM**



**1 BATHROOM**



**SHARE OF  
FREEHOLD**



**802 SQ FT**



**GUIDE PRICE  
£750,000**



### The Property

The apartment is spacious and bright, overlooking the rooftops of the surrounding conservation area and the leafy streets. Internally there are a number of character features, including original fireplaces and sash windows, though the apartment has been modernised and is presented with neutral, whitewashed walls, wooden floors in the kitchen, a tiled bathroom and carpeting throughout the rest of the internal space. The kitchen is well-appointed with storage and an oven, and there is space for additional appliances and a dining table. The main reception room is a good-size and has large windows providing good natural light. There is a double bedroom and, separately, a bath and shower room with space for a washing machine. Many of the rooms have built-in storage including shelving and cupboards.



## Outside

The apartment is situated within an attractive building with various shrubs around the front. Stone steps lead up to the front door which is shared by the other flats within the building. On-street parking is available locally (permit required).

## 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.



## Distances

- Oxford City Centre 1.1 miles
- Witney 14.6 miles
- Banbury 32.6 miles
- Central London 60.6 miles

## Nearby Stations

- Oxford 1.5 miles
- Oxford Parkway 3 miles

## Key Locations

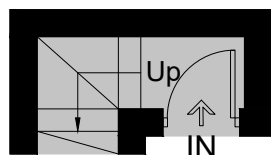
- Soho Farmhouse 19 miles
- Estelle Manor 10.5 miles
- Daylesford 26.6 miles
- Christ Church College 1.5 miles



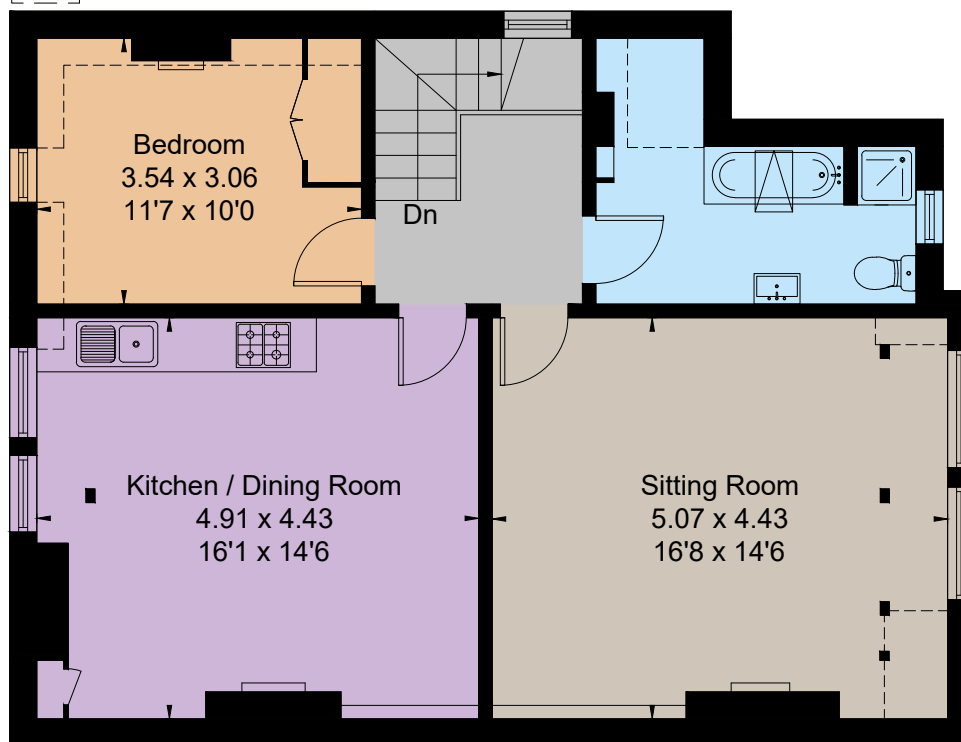
Approximate Floor Area = 74.5 sq m / 802 sq ft



[ ] = Reduced head height below 1.5m



Ground Floor



Top 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 #92343

## Floorplans

**Apartment internal area 802 sq ft (74.5 sq m)**  
For identification purposes only.

## Directions

From Strutt & 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 after 0.2 miles.

OX2 6SQ

///what3words twin.pine.scam

## General

**Tenure:** Share of 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 electricity, gas, water and drainage

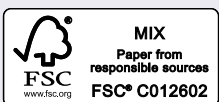
**Council Tax:** Band E

**EPC Rating:** C

## Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL  
**01865 692303**

oxford@struttandparker.com  
struttandparker.com



@struttandparker

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

For the finer things in property.

