



14 Polstead Road, central north  
Oxford

For the finer things in property.





# 14 Polstead Road, Oxford, OX2 6TN

Beautifully renovated town house in the most sought-after side road, with south-facing garden and off-street parking.

Summertown 0.8 miles, Oxford City centre 1 miles, Oxford station 1.6 mile (walking 1.2 miles) Oxford Parkway 2.6 miles.

Oxford to London Paddington by rail from 50 mins, from Oxford Parkway to Marylebone from 1 hour 14 mins.

2 Reception rooms | Kitchen and utility room | Principal bedroom with en-suite bathroom | Guest bedroom with en-suite bathroom | 2 Further bedrooms & bathroom | South facing garden & off street parking | EPC Rating D

## The property

Built in 1894 to a design by H. W. Moore, this handsome semi-detached Victorian house occupies a corner plot in a prime Central North Oxford location. The property in recent years has undergone a complete renovation project and now provides a stylish home with a modern interior and accommodation arranged over five floors.

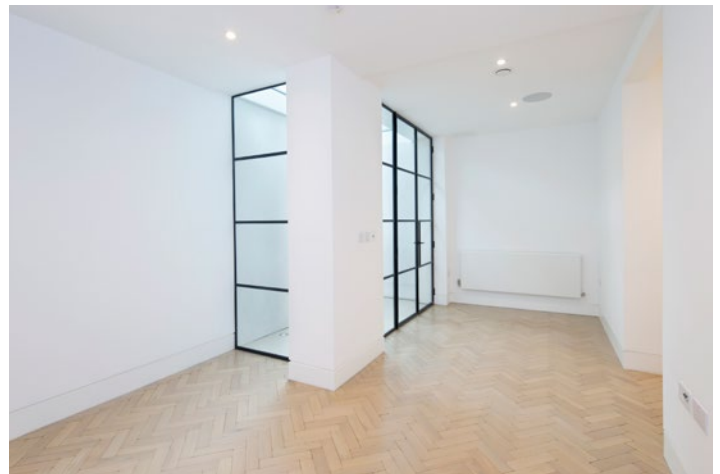
With a floor area of 2,109 sq ft, the property provides flexible accommodation with a feeling of light and space enhanced by high ceilings and large bay windows typical of the Victorian era. Of particular note, are the sitting room and principal bedroom

both elegant and spacious rooms enjoying south facing large bay windows providing an abundance of natural light. At ground floor level, the entrance hall with cloakroom and stairs off, leads to the impressive sitting room and adjoining kitchen.

The sitting room enjoys an attractive period fireplace. The lower ground floor provides a utility room and a further reception room with large sky light. Occupying the first floor is the principal bedroom with en-suite bathroom with three further bedrooms and two further bathrooms arranged over the second and third floors. The property has been renovated to a high standard with features including an air recovery system, Sonos system throughout and CAT 5 cabling. There is underfloor heating and oak flooring on the ground and lower ground floors along with an Automist Smartscan water mist system.

## Outside

The south facing garden, which is mainly laid to lawn is at the front of the house with the driveway/parking at the side of the house, accessed from Chalfont Road.





## Location

In the heart of the North Oxford Victorian Conservation Area, this extremely desirable part of the city is flanked by Port Meadow to the west and the University Parks to the east.

The house is within the catchment area for the Cherwell School and highly regarded primary schools, as well as being within easy reach of the Dragon School, the senior and junior departments of Oxford High (GDST), St Edwards, D'Overbroeck's and Wychwood. Magdalen College School is a short bus ride away, in Oxford city centre.

Nearby Summertown boasts a fine array of shops, including a Marks & Spencers, restaurants and cafes. The amenities of North Parade and Walton Street, including the cinema and some delightful pubs, are within easy reach, as is the picturesque Oxford Canal. There are regular buses on the Woodstock Road giving direct access to the city centre. Oxford Parkway station has direct trains to Bicester and London Marylebone. The main Oxford rail station offers direct services to London Paddington. The Oxford ring road connects to the A34 and M40.

## Directions

OX2 6TN, what3words: lift.horns.flops

## General

**Local Authority:** Oxford City Council

**Services:** All mains services

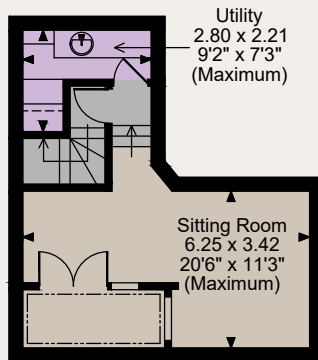
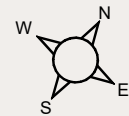
**Council Tax:** Band G

**Guide price:** £1,850,00

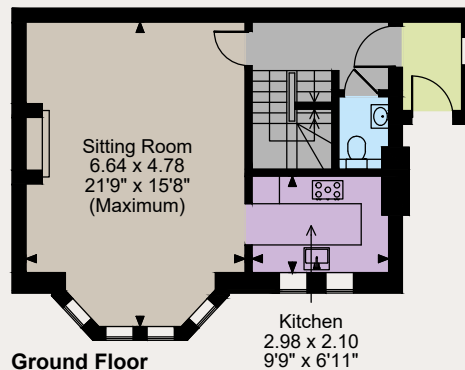
**Tenure:** Freehold



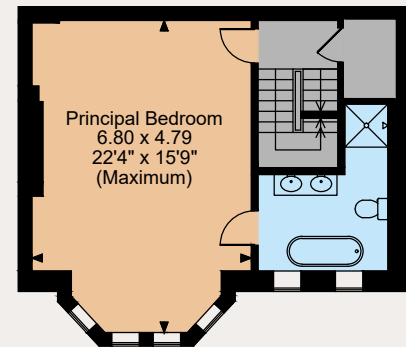
Floorplans  
House internal area 2,109 sq ft (196 sq m)  
For identification purposes only.



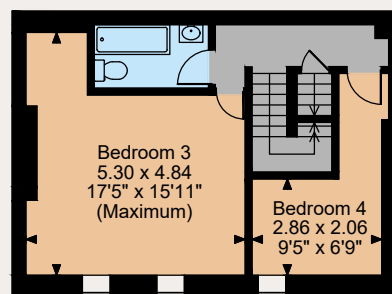
Lower Ground Floor



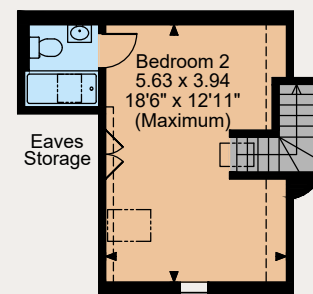
Ground Floor



First Floor



Second Floor



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Oxford

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