












7 Rothafield Road  
Oxford



A detached three-bedroom bungalow in a sought-after position with excellent access to road links, Oxford Parkway station and good schools.

The well-presented house further benefits from off-street parking, a garage and well-established gardens, as well as bright and modern interiors that present an easy opportunity for personalisation.

 <b>2 RECEPTION ROOMS</b>	 <b>3 BEDROOMS</b>	 <b>3 BATHROOMS</b>
 <b>GARAGE</b>	 <b>GARDEN</b>	 <b>FREEHOLD</b>
 <b>RESIDENTIAL</b>	 <b>1,268 SQ FT</b>	 <b>GUIDE PRICE £800,000</b>

The property

In an area popular with families, the surrounding streets have a welcoming, community feel. The accommodation is arranged over a single storey and the house is ideally suited as a family home, with spacious rooms and an open, flowing layout that is ideal for busy modern family life. The light-filled interiors are decorated in a neutral style and have been recently updated, including a contemporary kitchen added in 2024.

The accommodation is arranged around a central entrance hall with excellent storage. The living rooms and bedrooms are arranged separately, with the sitting room, dining room and kitchen situated together and able to be opened up to create one large entertaining space via a set of internal double doors. The sitting room in turn opens onto the garden via a set of sliding glazed doors, further extending the living space outside in the warmer months.

The kitchen is well equipped with wall and base cabinetry and features a gas hob and an integrated oven. A separate utility room has a door to the garden and space for laundry machines.

Two of the bedrooms are an excellent size and benefit from en suite facilities, with the principal bedroom having an en suite bathroom and the second double bedroom having an en suite shower room. The remaining bedroom is a smaller double and has access to a shower room/WC.



## Outside

The house is set in a corner position and is fronted by a wall separating the front garden from the road. A pedestrian gate leads to the front door and there is a separate vehicular gate opening to a parking space and an attached garage.

To the rear, the southwest facing garden is fully enclosed by wooden panel fencing and mature greenery, with great potential for further landscaping. A detached shed provides useful garden storage.

## Location

Rothafield Road is well located in the north of Oxford for excellent access to the A40, Oxford Parkway train station, Summertown and the city centre. The area has many sports and leisure facilities, including golf at North Oxford Golf Club, two cricket clubs, tennis, hockey and volleyball. Cutteslowe Park has an excellent playground. Summertown's Banbury Road shops and cafes are about 1.5 miles away.

It 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 Oxford International College, Oxford Sixth Form College, New College, Christ Church Cathedral School and Wychwood. The house is 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 while Oxford station has frequent services to central London in less than an hour.



## Distances

- Oxford City Centre 2.7 miles
- Witney 9.6 miles
- Banbury 25.1 miles
- Central London 57.3 miles

## Nearby Stations

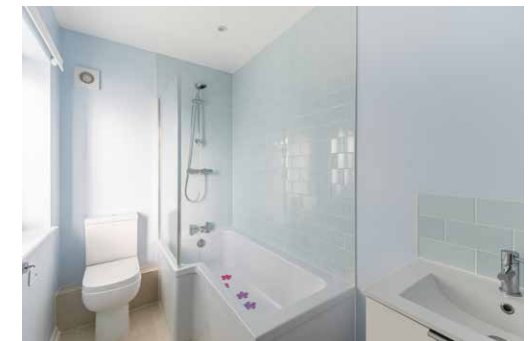
- Oxford Parkway
- Oxford

## Key Locations

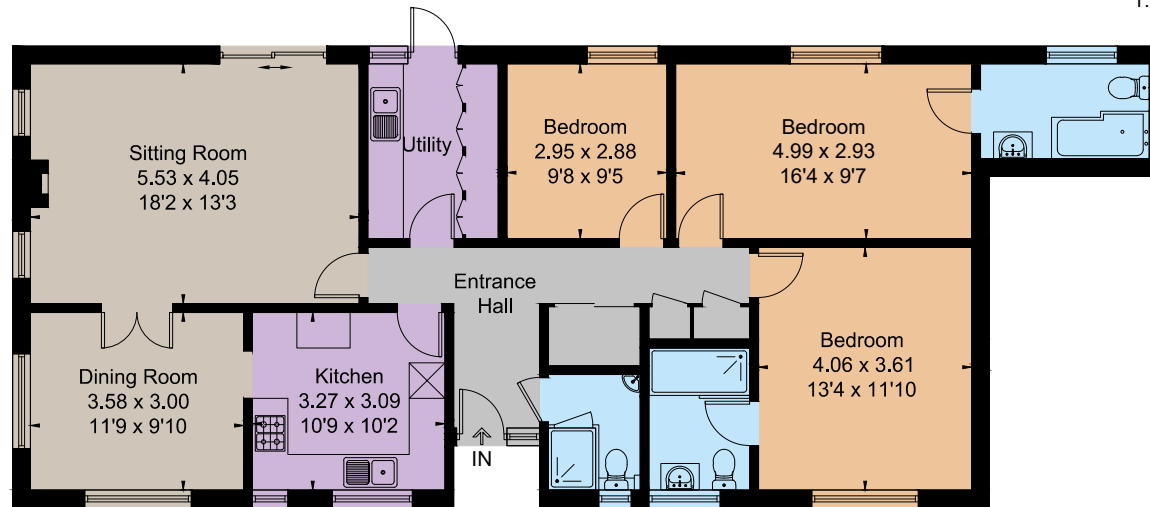
- Cutteslowe Park
- North Oxford Golf Club
- Peartree Park & Ride
- Sunnymead Park
- Port Meadow

## Nearby Schools

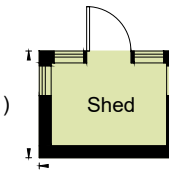
- Cutteslowe Primary School
- Cherwell School
- The Dragon
- St Edward's School
- Wolvercote Primary



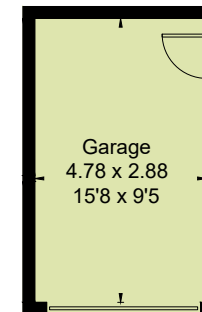
Approximate Floor Area = 117.8 sq m / 1268 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 131.7 sq m / 1418 sq ft (Excluding Shed)



1.80 (5'11)



2.35 (7'9)  
 (Not Shown In Actual  
 Location / Orientation)



(Not Shown In Actual  
 Location / Orientation)

## Floorplans

**Main House internal area 1,268 sq ft (117.8 sq m)**  
 For identification purposes only.

## Directions

OX2 8JJ

what3words: ///wrong.event.neon

## General

**Local Authority:** Oxford City Council

**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 F

**EPC Rating:** D

## Ground Floor



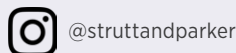
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101189

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## Oxford

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

oxford@struttandparker.com  
 struttandparker.com



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