



22 Thorncliffe Road
Oxford

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant four-bedroom Victorian townhouse with off-road parking conveniently situated in a desirable Summertown side road, in easy reach of Oxford's most sought-after schools.

The characterful residence boasts generously proportioned rooms, character features and light-filled interiors: it is the perfect family home with flexible accommodation arranged over four floors. The house is moments from Summertown's excellent shops, cafes and restaurants, a stone's throw away.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF-STREET PARKING



GARDEN



FREEHOLD



RESIDENTIAL



2,331 SQ FT



**GUIDE PRICE
£1,595,000**



The property

The attractive mid-terrace house dates back to 1898 and has been skilfully extended and updated in recent years to create a stylish and well-proportioned home. Character features abound, including a stained-glass front door, dado rails and sash windows. Downstairs, an inviting entrance hall opens to a reception room at the front of the house, with a bay window providing good natural light and concertina doors separating the room from a useful study area. At the heart of the home is the spacious kitchen and dining room, lit from above by a series of Velux windows. Adjoining the kitchen is a walk-in pantry, while to the rear of the house there is a stunning sitting room, overlooking the garden. Furthermore there is a third reception room, a snug, at basement level, as well as a laundry room. The first floor has three good-size bedrooms and a family shower room, with a spacious en suite double bedroom on the second floor which would make a wonderful principal bedroom. The house further benefits from a security alarm system.



Outside

The house is approached over a private, block-paved driveway with space for two cars, bordered to one side by pretty shrubs. The rear garden is attractively landscaped with a terrace adjoining the house leading along gravelled paths lined by stocks, lavender and other vibrant flowering plants, to a further seating area and a charming summerhouse/garden room at the rear. Mature hedges and trees to either side of the garden provide a high degree of privacy, creating a delightful and peaceful oasis.

Location

Thornccliffe Road 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.

The house 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 1.7 miles
- Witney 10.8 miles
- Banbury 26.2 miles
- Central London 57.9 miles

Nearby Stations

- Oxford 2.1 miles
- Oxford Parkway 2.2 miles

Key Locations

- Summertown shops 0.2 miles
- Jericho 1.3 miles
- Estelle Manor 9.8 miles
- Soho Farmhouse 18.2 miles

Nearby Schools

- Summer Fields School 0.4 miles
- Cherwell School 0.4 miles
- Oxford High School 0.5 miles
- St Edward's 0.7 miles
- The Dragon 0.9 miles



Approximate Floor Area = 216.6 sq m / 2331 sq ft (Including Basement / Excluding Eaves)
 Outbuilding = 12.2 sq m / 131 sq ft
 Total = 228.8 sq m / 2462 sq ft



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 #94150

Floorplans

Main House internal area 2,331 sq ft (216.6 sq m)
 For identification purposes only.

Directions

OX2 7BB

///what3words: ///most.owls.cigar

General

Tenure: Freehold

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.

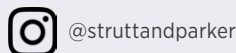
Council Tax: Band G

EPC Rating: C

Oxford

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

oxford@struttandparker.com
 struttandparker.com



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

For the finer things in property.



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 June 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited