

SQUITCHEY LANE  
NORTH OXFORD

# Squitchey Lane

Oxford, OX2 7LD

Set back from the road, this Squitchey Lane property is a spacious and well-presented four bedroom semi-detached home.

The accommodation is well-laid out to create flexible family living over two floors. The ground floor layout includes a spacious and welcoming entrance hall, sitting room with bay window, laundry room, shower room and an open plan kitchen / breakfast / family room. This wonderful room benefits from double doors opening on to the rear garden.

There are three generous double bedrooms on the first floor and one single. There is a modern family shower room and an additional cloakroom.

To the front of the property is off-street parking for a large number of cars alongside a single garage. There is a separate water supply to the garage, this currently feeds to a separate outside toilet with original 1930's cistern.



4



2



2

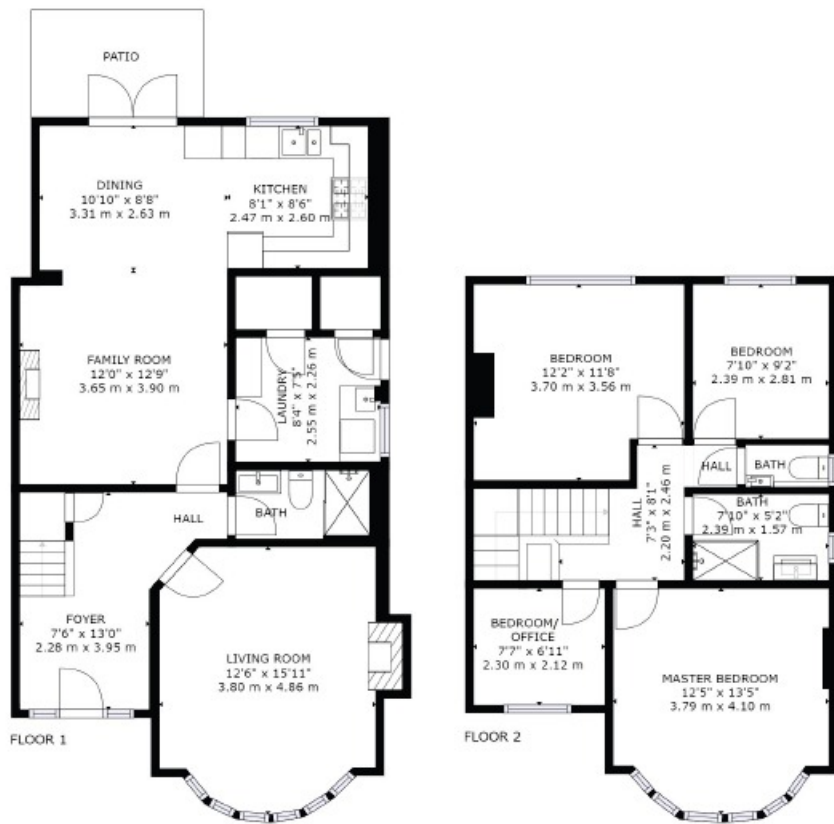


Landscaped

**Guide Price: £1,250,000**







GROSS INTERNAL AREA  
 FLOOR 1: 771 sq ft, 72 m<sup>2</sup>, FLOOR 2: 578 sq ft, 54 m<sup>2</sup>  
 TOTAL: 1349 sq ft, 125 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:** Band F

**Parking:** Off-street parking

**Local Authority:** Oxford City Council

EPC  
 PENDING

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

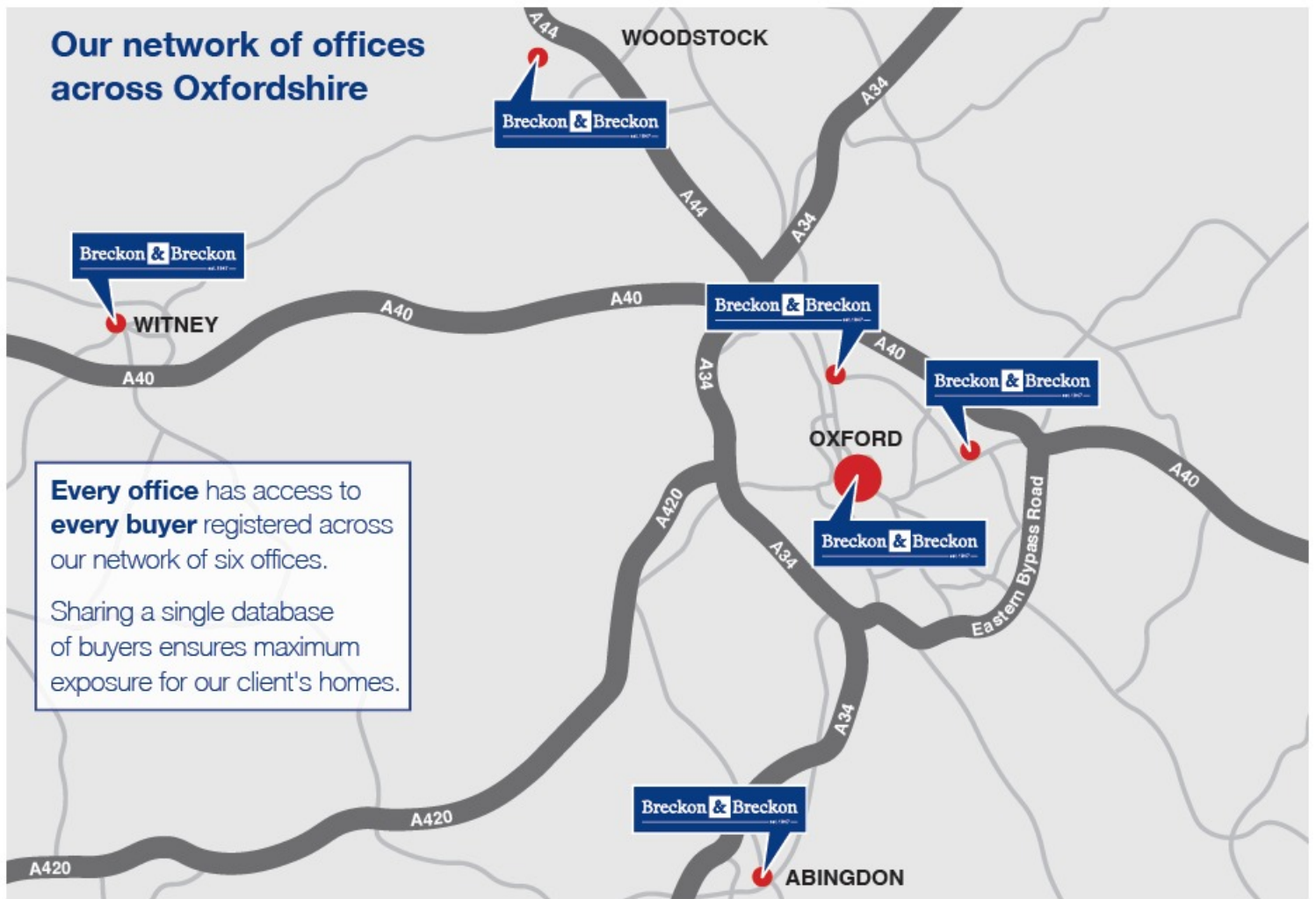
# “Location comment”

*Squitchey Lane is extremely conveniently located for Summertown which is a popular location with its range of bars & shops, excellent transport links to A40, M40 and A34. The Oxford Parkway train station is around a mile away and offers direct trains to London Marylebone in under an hour.*

*For schooling, the property is within The Cherwell School catchment area and is close to some of the highly regarded North Oxford private schools, including St Edwards, The Dragon and Oxford High School.*



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### Oxford city centre

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Tel: 01865 201111 (letting)

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