

11 CAPEL CLOSE  
SUMMERTOWN

# 11 Capel Close

Oxford, OX2 7LA

Located on a quiet suburban side road is this well proportioned four-bedroom semi-detached home with a lovely south west facing garden. The property was purchased approximately ten years ago and our client undertook a lengthy restoration and extension project creating a light and spacious home.

This attractive house has gravelled off road parking at the front for two cars and is neatly set back from the road.

There is an entrance hallway with cloakroom and then three flexible reception rooms and a large kitchen / breakfast room with lots of natural light that leads into the south west facing garden through French doors. On the first floor, there are three generous double bedrooms – the principal one being ensuite and a family bathroom. There is a further large double room on the second floor with an ensuite. This is a superb conversion and has the benefit of a Juliette balcony and views over the chimney pots of Summertown over to Wytham Woods in the distance.

The garden is south west facing and mainly laid to lawn. There is a good-sized patio area outside the kitchen to sit and enjoy the evening sun.

**Guide Price: £1,200,000**

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South West Facing

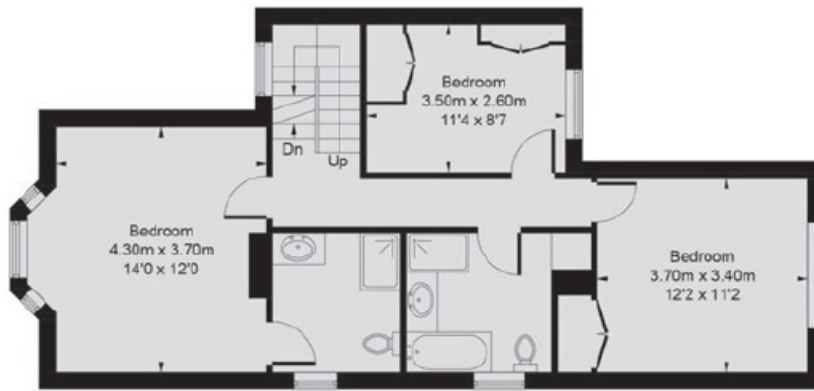




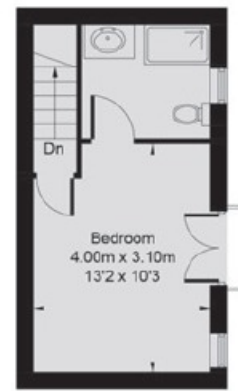




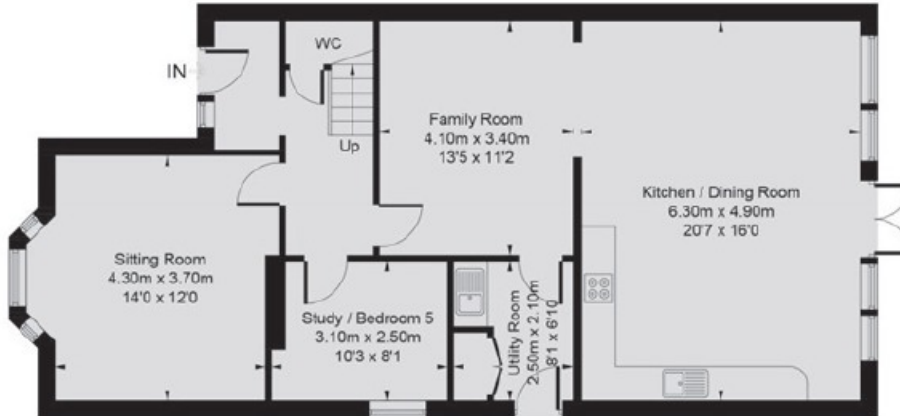
Approximate Gross Internal Area = 169 sq m / 1813 sq ft



First Floor



Second Floor



Ground Floor



**Council Tax:**  
Band F - £3,369

**Parking**  
Off-street parking

**Local Authority**  
Oxford City Council

11 Capel Close  
OXFORD  
OX2 7LA

Energy rating

C

Valid until  
**1 August 2032**

Certificate number  
**7800-8448-0222-6194-3323**

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# “Location comment”

*Capel Close is situated just north of the Summertown shops and is a peaceful, family friendly road. The property is within easy walking distance of all that Summertown has to offer including a M&S foodhall, shops, bars and cafes. For travel further afield, the A40, A34 and M40 are all close by and offer easy access to London, Birmingham and beyond.*

*North Oxford is renowned for its excellent schooling with The Dragon, Oxford High, St Edward's and Wychwood School all nearby. The property is within the Cutteslowe and Cherwell School catchments.*







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