

11 STRATFIELD ROAD
SUMMERTOWN

BRECKON.CO.UK

11 Stratfield Road

Oxford, OX2 7BG

11 Stratfield Road is a three-bedroom Victorian semi-detached home. With its pairing of original features and modern fittings the property sits tucked away in the heart of Summertown.

The ground floor benefits from two reception rooms. Both offer original Victorian fireplaces alongside fitted storage. A bay window to the front of the property, floods both spaces with natural light. At the rear there is a kitchen with plenty of cupboard storage and French doors leading out onto the garden.

On the first floor there is a bright master bedroom with fitted storage, alongside another good-sized double. To the rear there is a third bedroom and a family bathroom. The property also benefits from a basement which currently offers plenty of storage space alongside a shower room. With access to the front garden the space offers a fantastic opportunity to create a fourth bedroom or additional living space.

To the rear of the property is a picturesque west facing garden with multiple flower beds and mature trees. There is also an easy to maintain garden at the front of the property.



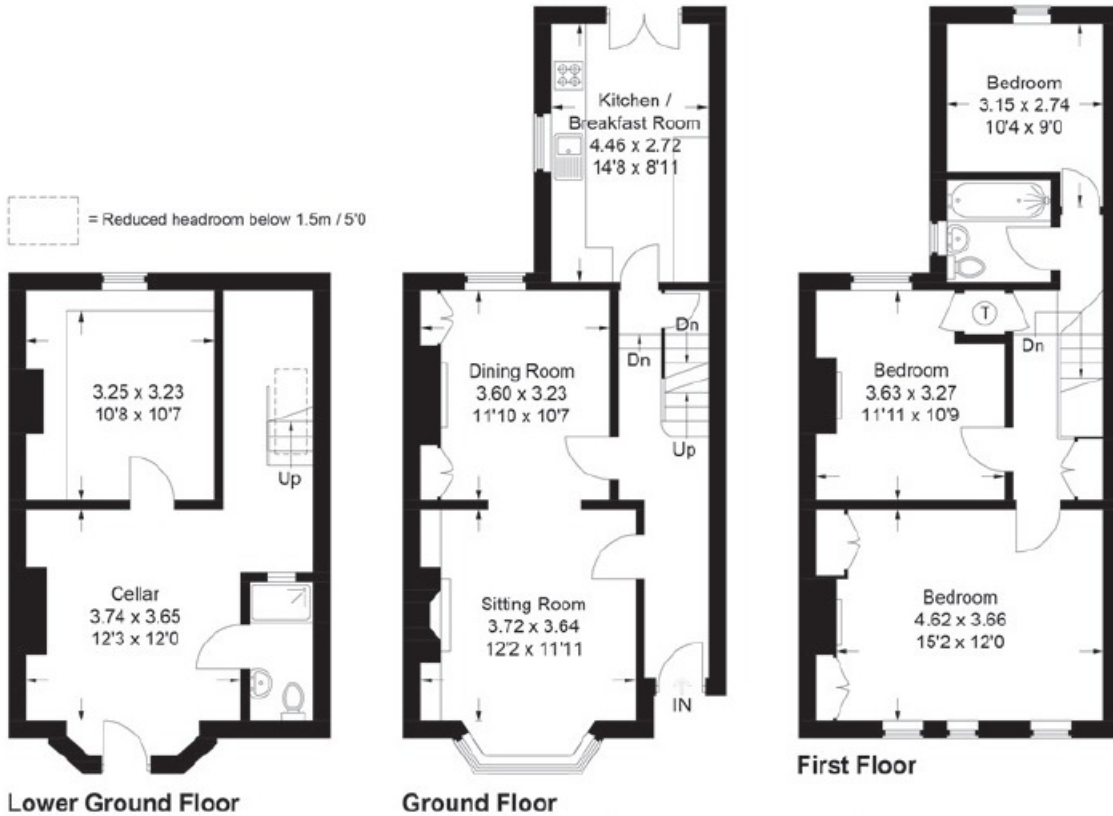
West Facing

Guide Price: £1,000,000





Approximate Gross Internal Area
 Lower Ground Floor = 38.0 sq m / 409 sq ft
 Ground Floor = 49.6 sq m / 534 sq ft
 First Floor = 49.1 sq m / 529 sq ft
 Total = 136.7 sq m / 1,472 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Council Tax:
Band F

Parking
Residents Parking

Local Authority
Oxford City Council

11, Stratfield Road
OXFORD
OX2 7BG

Energy rating

E

Valid until
8 August 2027

Certificate number
0788-8014-7208-5733-3954

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“Location comment”

Stratfield Road is ideally located for the Summertown shopping parade which offers a range of popular bars, shops and restaurants. There are excellent transport links to the City Centre, alongside the A34, A40 and M40 for travel further afield. 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. Edward's, The Dragon and Oxford High School.





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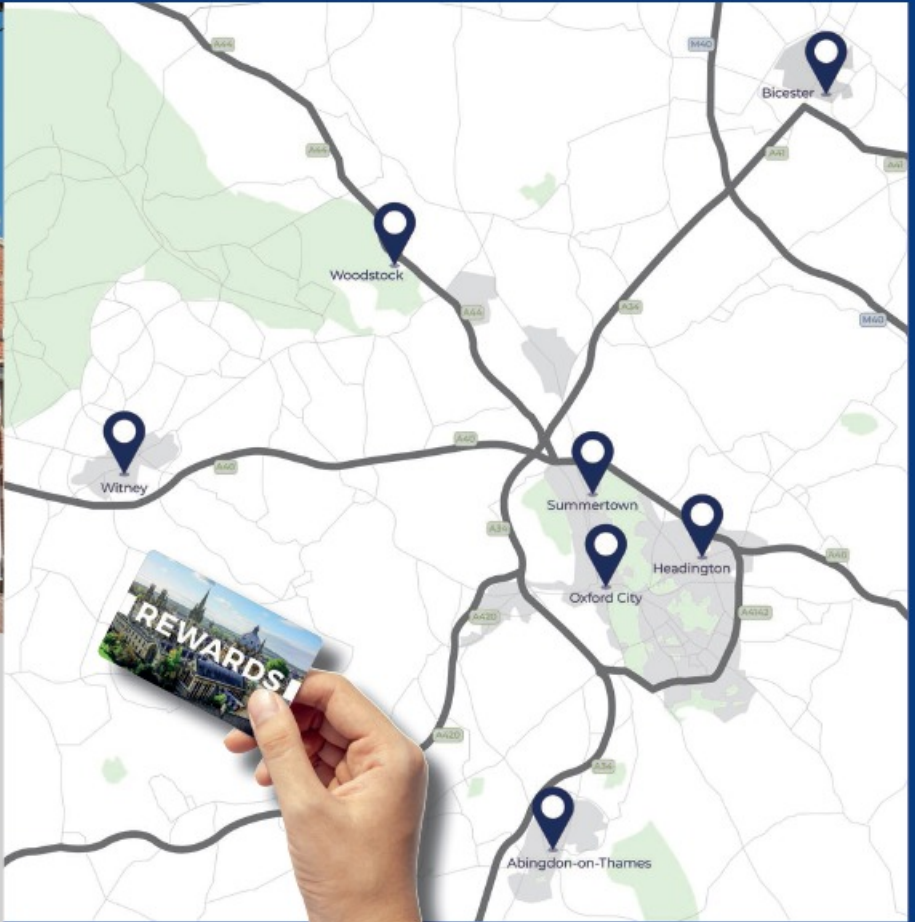
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