

28 Beech Croft Road

OXFORD OX2 7AZ

bespoke
BY BRECKON



Welcome to 28 Beech Croft Road,
an exceptional and beautifully
extended Victorian terraced home
located in one of Summertown's
most sought-after side roads.

Approx Gross Internal Area: 2283 sq. ft.

28 BEECH CROFT ROAD, OXFORD OX2 7AZ



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BY BRECKON

Breckon & Breckon
est. 1947



IMAGES FROM LEFT:
Family Room, Stairway, Living Room



The property is immaculately presented throughout with flexible accommodation spanning across four floors, offering ample space for modern living. This Victorian home showcases an array of period features that add to its character and charm, including high ceilings, stripped wooden floorboards, wood-burning stoves, and picture rails.

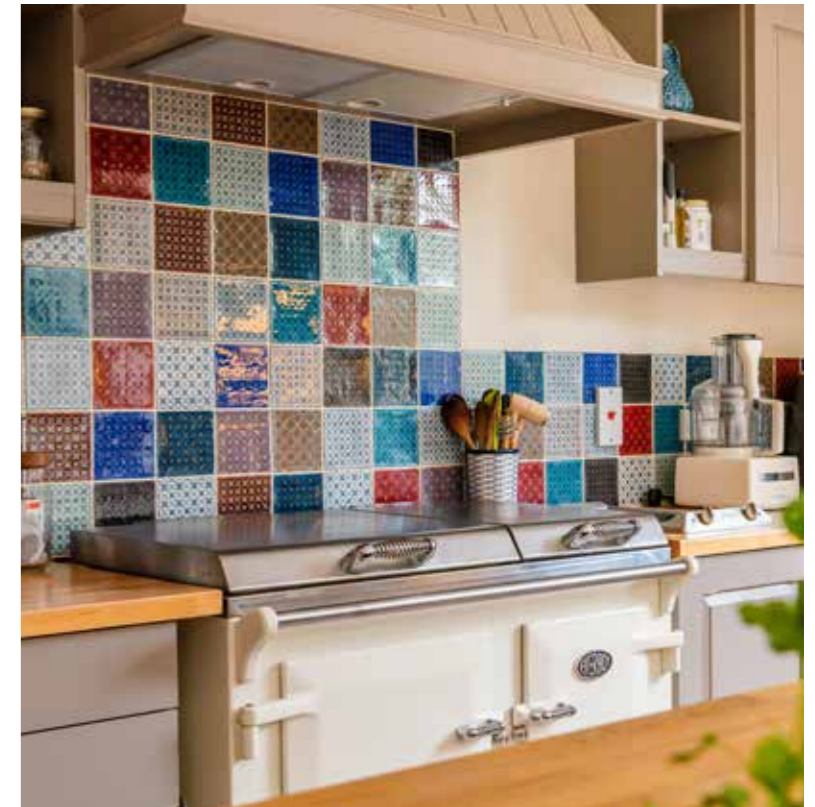
The ground floor features an open plan reception room, intelligently designed to create two distinct areas while maintaining a sense of space and light flowing between the two.



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IMAGES FROM LEFT:
Kitchen, Breakfast Room,
Range Cooker

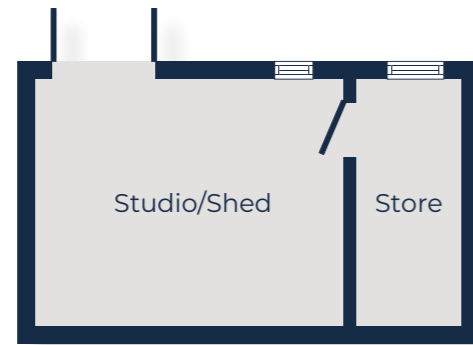


The rear of this floor houses a beautifully equipped kitchen/breakfast room with wooden worktops and island unit, perfect for both everyday living and entertaining. With direct access to the partially walled rear garden, this delightful space provides a wonderful setting for relaxation and enjoyment.

Additionally, the lower ground floor is currently used as a utility room, but could equally be a reception room or annexe space as it can be separately accessed via steps from the front driveway.

OUTSIDE BUILDING

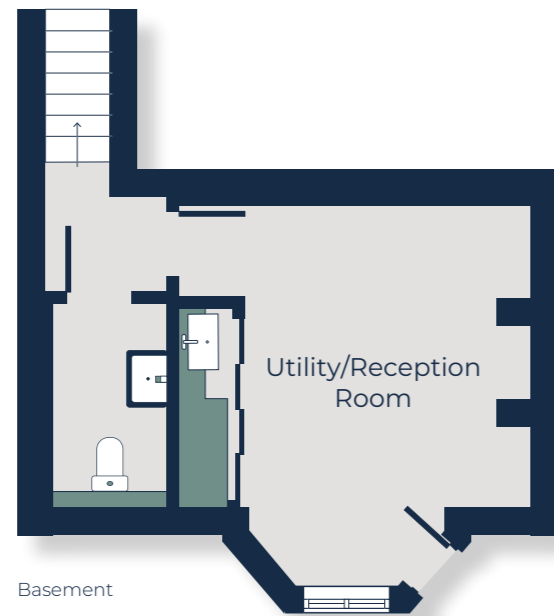
Studio / Shed	3.56m x 2.87m	11'8" x 9'5"
TOTAL	10 sq. m.	109 sq. ft



(Not Shown In Actual Location / Orientation)

BASEMENT

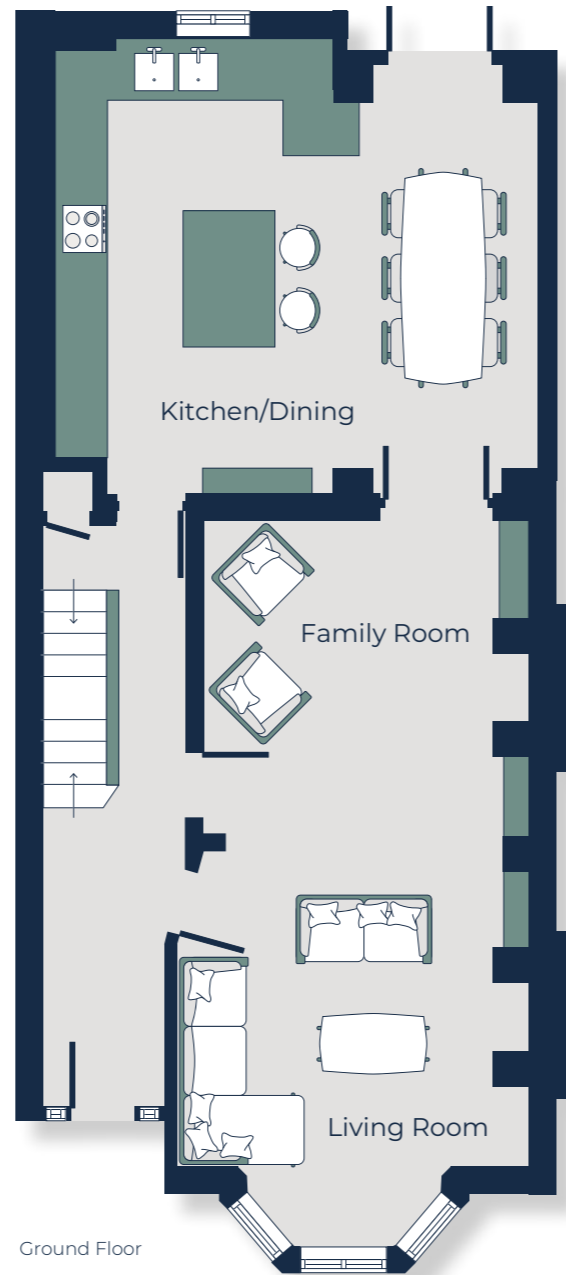
Utility / Reception Room	4.40m x 4.05m	14'5" x 13'4"
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Basement

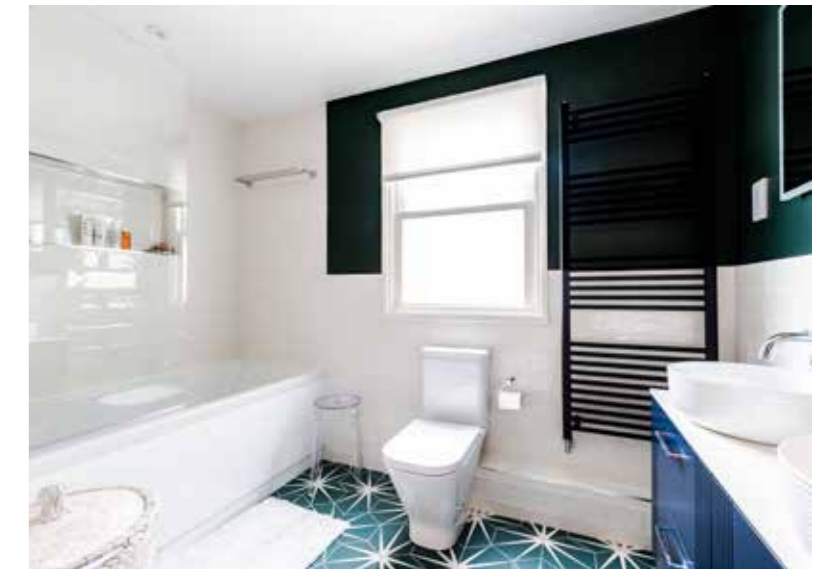
GROUND FLOOR

Living Room	4.68m x 4.07m	15'4" x 13'4"
Family Room	3.84m x 3.63m	12'7" x 11'11"
Kitchen/Dining	5.25m x 5.52m	17'3" x 17'13"



Ground Floor

IMAGES FROM LEFT:
Bedroom 2, Family Bathroom,
Principal Bedroom



The first and second floors provide six generously sized bedrooms, providing ample accommodation for a growing family or guests. Two of the bedrooms benefit from en-suite shower rooms as well as a well-equipped modern family bathroom on the first floor.



Reduced headroom below 1.5m / 5'0"

FIRST FLOOR

Bedroom 2	5.57m x 4.42m	18'3" x 14'6"
Bedroom 5	3.80m x 3.69m	12'6" x 12'1"
Office/Bedroom 6	3.42m x 3.22m	11'2" x 10'7"

SECOND FLOOR

Principal Room	4.32m x 3.63m	14'2" x 11'11"
Bedroom 3	4.62m x 3.11m	15'2" x 10'2"
Bedroom 4	3.69m x 3.45m	12'1" x 11'4"
TOTAL	212 sq. m.	2283 sq. ft.

Oxford City Council - Band G
Services:

IMAGES FROM LEFT:
Bedroom 5, Bedroom 4, Bedroom 3





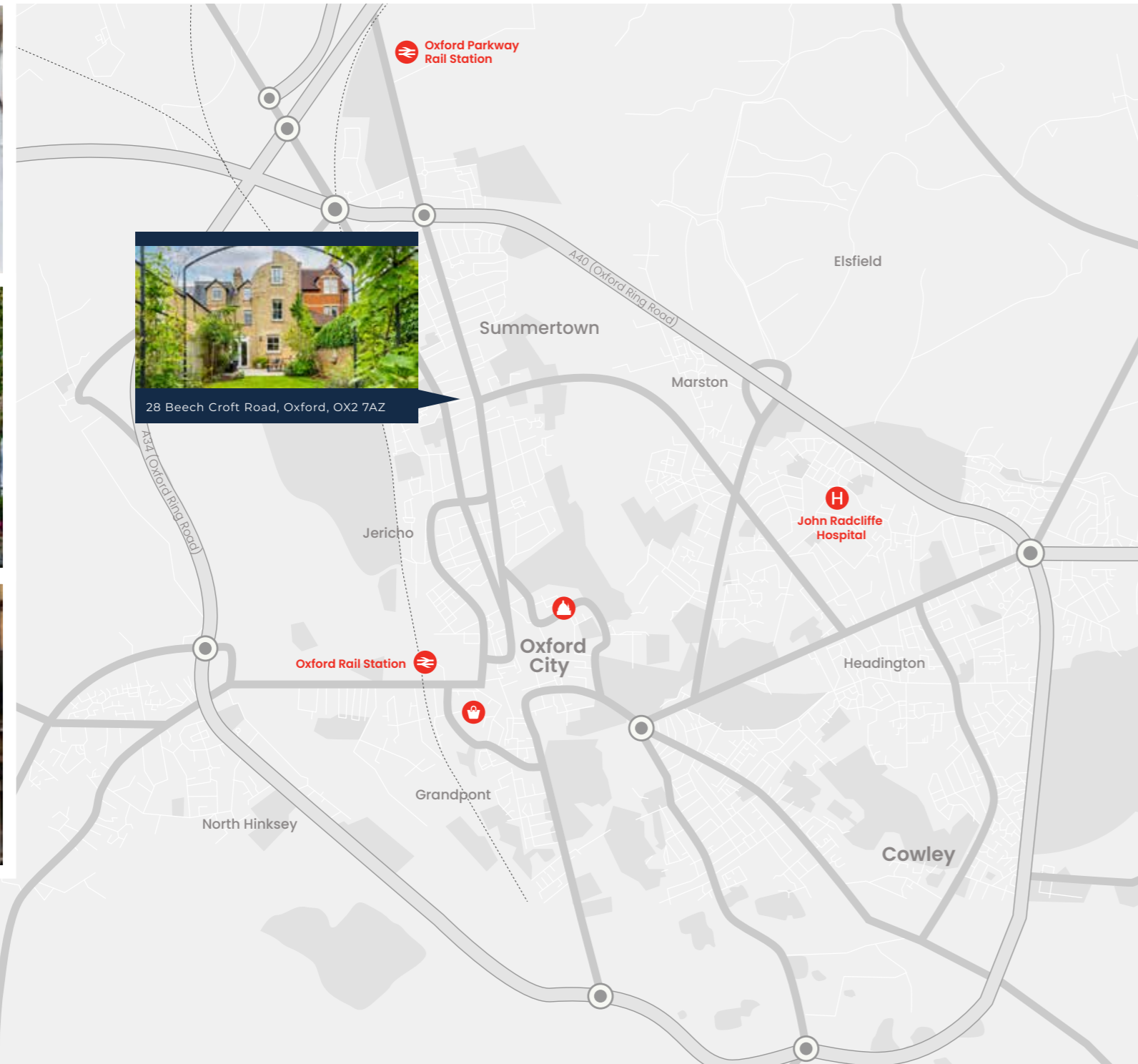
IMAGES FROM LEFT:
Rear Elevations, Garden Studio,
Patio Area



The rear garden stretches over 75 ft. in length and has been thoughtfully landscaped to provide a patio area, located just outside the kitchen/ breakfast room, providing a perfect space for al fresco dining and entertaining. The garden also features well-stocked flower beds and borders. At the end of the garden, a useful studio provides additional space or storage.



IMAGES FROM TOP:
Jericho
Columbia Coffee, Summertown
Ship Street, Oxford City Centre,



28 Beech Croft Road, Oxford, OX2 7AZ



Summertown

The property is situated just south of Summertown, an incredibly popular area of the world-renowned city of Oxford, famous for its impeccable selection of independent schools. Summertown itself is home to many independent shops, bars and cafes.

For travel further afield, the A34 and A40 are all nearby and offer easy access to London, Birmingham and beyond. For travel by train, Oxford Parkway station is just over a mile away and offers direct trains to London Marylebone.

Just some of the nearby schools include St. Edwards, The Dragon and Oxford High. The property also falls within the popular 'Phil n Jim' primary school catchment as well as Cherwell Secondary School.



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Ready to view?



get in touch

Twining House
294 Banbury Road
Summertown
Oxford OX2 7ED

Telephone:
01865 310300

Mobile:
07879 201936

Email:
chris@breckon.co.uk

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