



SUNNINGWELL ROAD

OXFORD, OX1 4SZ

PENNY &
SINCLAIR

SUNNINGWELL ROAD

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DESCRIPTION

A larger than average beautifully refurbished and extended Victorian double height bay fronted house situated in this sought after New Hinksey side road. The light and airy accommodation is arranged over three floors and comprises, entrance hall, sitting room with log burning stove, family room, superb kitchen/dining room with handmade units and high specification induction hob, three first floor bedrooms, bathroom and a further bedroom and shower room on the top floor. The property offers a stylish blend of original character and beautifully executed contemporary interiors, with thought to design and finish. Outside there is on street parking to the front and a secluded south facing garden to the rear.

LOCATION

Situated approximately 0.75 miles from the city centre to the south, New Hinksey offers easy access to both the city and the ring road. It is an ideal area for families with good primary schools nearby. Hinksey Park is on the doorstep with its outdoor pool, tennis courts and play areas for the children. The location offers walking and a short bike riding distance to the Westgate shopping centre with John Lewis, the train station and bus station with regular services to London and the airports, and there are some local shops and cafes nearby.

DIRECTIONS

From Folly Bridge head south along the Abingdon Road. Turn right into Sunningwell Road and the property will be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

SERVICES

All main services connected.

TENURE & POSSESSION

The property is Freehold with vacant possession upon completion.





LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

Oxford

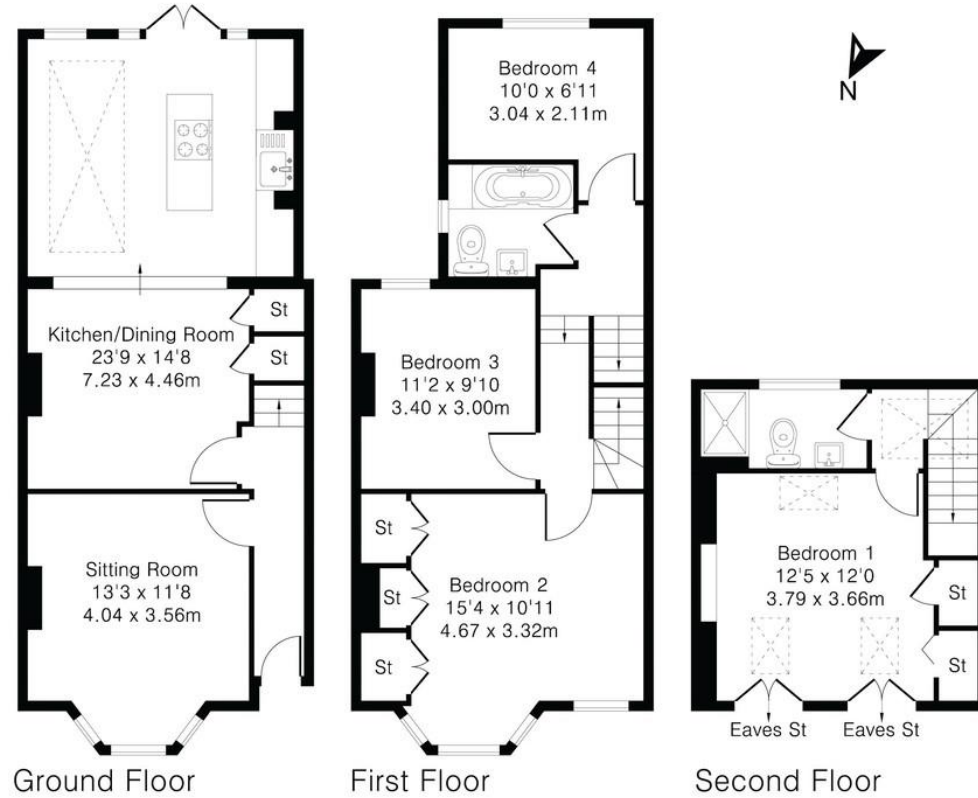
OX1 1BX Tel: 01865 249811

Council Tax Band 'D' (amounting to £2329.51 for the year 2023/24)





Approximate Gross Internal Area 1228 sq ft – 113 sq m
 Ground Floor Area 510 sq ft – 47 sq m
 First Floor Area 478 sq ft – 44 sq m
 Second Floor Area 240 sq ft – 22 sq m



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