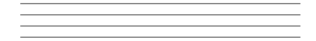


10 Mayfield Road  
SUMMERTOWN, OXFORD OX2 7EL



bespoke  
BY BRECKON



Set on a quiet side road in the heart of Summertown, 10 Mayfield Road was built less than a decade ago by the esteemed Loxwood Holdings and stands as a testament to exemplary construction, boasting an impressive specification and thoughtful design.

Approx Gross Internal Area: 324 sq. m. / 3,488 sq. ft



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**IMAGES FROM LEFT:**  
Kitchen, Courtyard Garden,  
Garden



With accommodation over four floors accessible by an interior lift, a landscaped rear garden as well as a central courtyard and a 300 sq. ft. roof terrace, this property is ideal for those looking for a base in Oxford.

The property is at the forefront of low energy living having been meticulously designed as a "Smart home" with Cat 6a cabling throughout, Lutron lighting, underfloor heating, PV panels, and a comprehensive whole house heat recovery and ventilation system.

The ground floor benefits from an inviting reception room and kitchen / dining room. The Italian kitchen created by Elementi Cucina equipped with Gaggenau appliances, ceiling recessed extractor fan and a substantial Spekva breakfast bar seamlessly connects to the landscaped rear garden.



**IMAGES FROM LEFT:**  
Garden, Bed 1 / Gym  
Utility Room, Cinema Room



The basement is an entertainment haven, offering a double bedroom with en-suite shower room, a store / comms room, a well-appointed laundry room and cinema room pre-wired for audio and visual media.

On the first floor are three further bedrooms, one with en-suite shower room and access to a private balcony, alongside a modern family bathroom. The principal bedroom suite is on the second floor and benefits from a dressing area with fitted wardrobes, Sonos speaker system, ensuite shower room and easy access on to the 300 sq. ft. roof terrace with views over Summertown.





**BASEMENT**

Bed 1 / Gym	5.00m x 4.70m	16'5" x 15'5"
Ensuite 1	2.90m x 1.90m	9'6" x 6'3"
Store/Comms Room	3.50m x 1.80m	11'6" x 5'11"
Plant Room	3.70m x 2.00m	12'2" x 6'7"
Utility Room	3.60m x 3.40m	11'10" x 11'2"
Cinema Room	4.70m x 4.70m	15'5" x 15'5"

**GROUND FLOOR**

Kitchen / Dining Room	6.60m x 5.30m	21'8" x 17'5"
Living Room	8.60m x 4.10m	28'3" x 13'5"
W/C	1.60m x 1.50m	5'3" x 4'11"
Drive	6.80m x 6.00m	20'8" x 19'8"
Courtyard Garden	3.70m x 2.70m	12'2" x 8'10"
Garden	9.40m x 5.50m	30'10" x 18'1"

**Council tax band: H**

**Oxford City Council Amount payable annually: £4,659.02**

**Tenue:**  
Freehold  
All mains services connected

IMAGE BELOW:  
Living Room



IMAGES FROM LEFT:  
Bed 2, Ensuite 1  
Bed 3

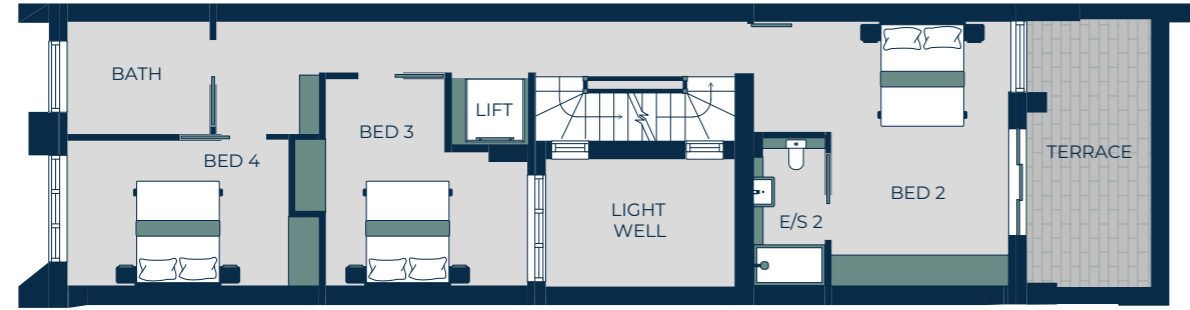


IMAGES FROM LEFT:  
First Floor Landing, Ensuite 2,  
Bed 4

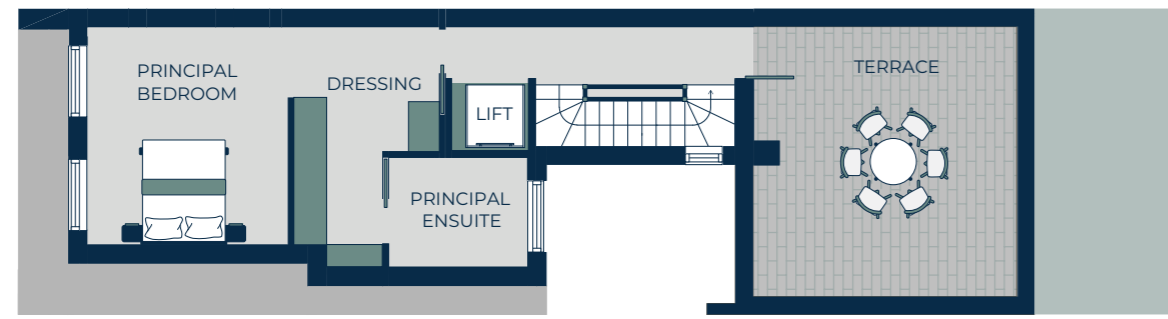


All of the bathrooms feature high quality Keiblair and Pura sanitaryware, wet room showers and Mosa wall and floor tiles. Equipped with a NACOSS approved alarm system and hardwired smoke and CO2 alarms, 10 Mayfield Road prioritises your security and peace of mind. The property also benefits from the remainder of the 10-year LABC new home warranty.

FIRST FLOOR



SECOND FLOOR



**FIRST FLOOR**

Bed 2	5.10m x 5.00	16'9" x 16'5"
Ensuite 2	3.00m x 1.40m	9'10" x 4'7"
Bed 3	4.10m x 4.00m	13'5" x 13'1"
Bed 4	4.30m x 2.80m	14'1" x 9'2"
Bath	2.80m x 2.20m	9'2" x 7'3"
Terrace	5.20m x 2.40m	17'1" x 7'10"

**SECOND FLOOR**

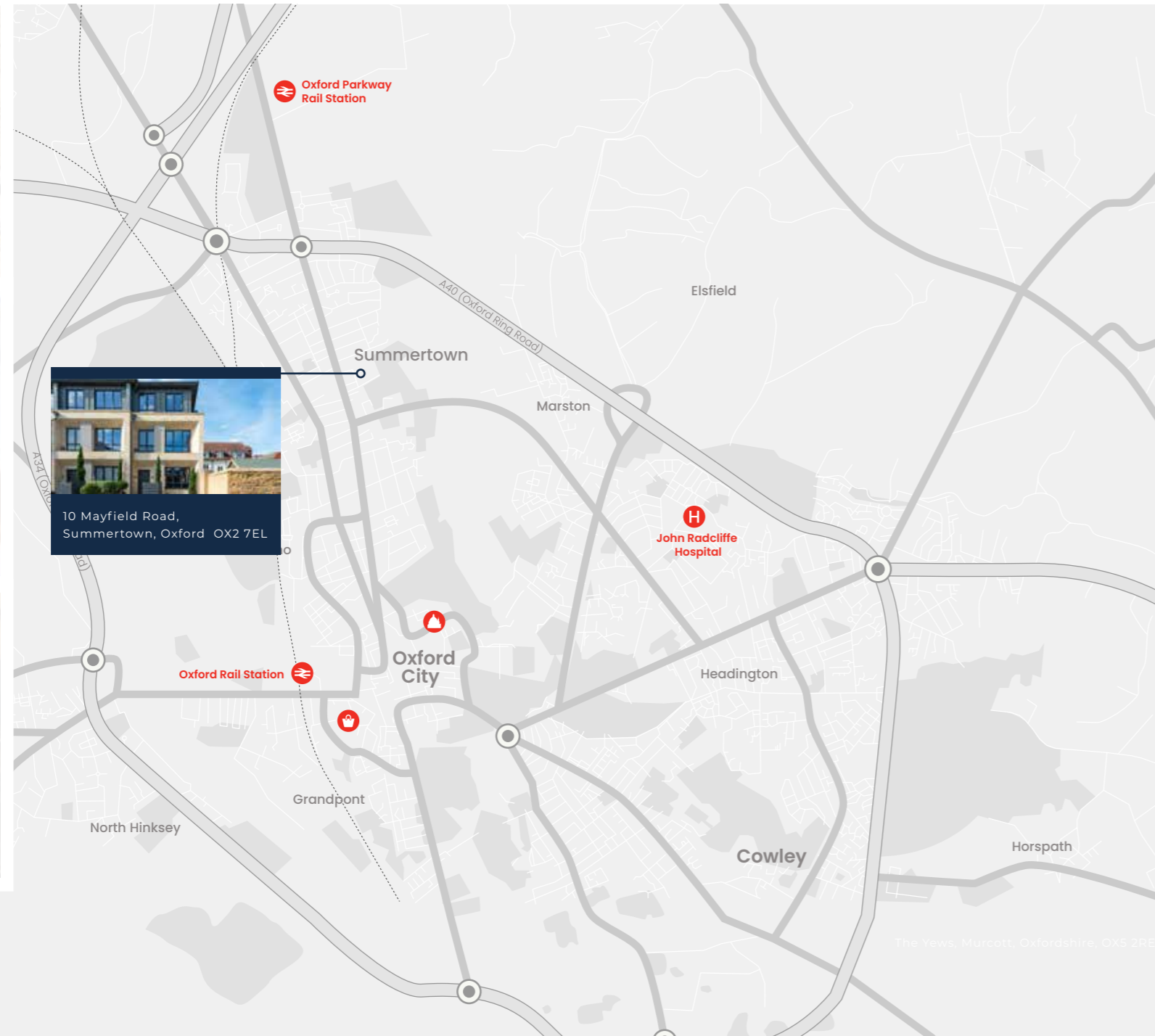
Principal Bedroom	4.10m x 3.90m	13'5" x 12'10"
Principal Ensuite	2.70m x 1.85m	8'10" x 6'1"
Dressing	2.90m x 1.10m	9'6" x 3'7"
Terrace	5.70m x 5.20m	18'8" x 17'1"

IMAGE BELOW:  
Principal Bedroom





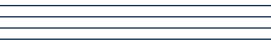
IMAGES FROM TOP:  
Queen St, Oxford City Centre  
Little Carendon St, Jericho  
Ship Street, Oxford City Centre



## Summertown, Oxford

Summertown is an incredibly popular residential area of Oxford, situated just north of the city centre. It offers an excellent range of shops, bars and restaurants as well as a M&S food hall. Travel further afield is easy with Oxford Parkway train station offering direct trains to London Marylebone in under an hour. Road links to the A40, A34 and M40 are all close by.

Oxford is a world-renowned city, famous for its universities, hospitals and schooling. There is an outstanding selection of schools within easy reach including Summer Fields, The Dragon, Wychwood Girls, St Edwards and Oxford High School. For state schooling, Phil n Jim and St Aloysius primary are nearby and The Cherwell secondary is within easy walking distance.



bespoke

# Ready to view?



## get in touch

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