

2 BENSON PLACE

CENTRAL NORTH OXFORD



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A well presented modern house in this sought after location in Norham Manor

Sitting Room • Dining Room • Kitchen • Cloakroom
Two Bedrooms • Two Shower Rooms
Garden • Garage

Oxford city centre 0.5 miles • Oxford Station (trains to
Paddington 55 minutes)
Oxford Parkway (London Marylebone 60 minutes)

(All distances and times are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



2 Benson Place

The house enjoys a quiet position at the end of Norham Road adjoining the Dragon School playing fields. It has excellent accommodation over two floors and has been improved over recent years. The ground floor has a large hallway with stairs to first floor and door through to the open plan sitting/dining room and kitchen. The kitchen is well fitted with granite work surfaces and integrated appliances and opens into a delightful sitting room area with an open fire place, wooden floors and French doors out to the garden. There is also a cloakroom with a door through to a separate shower room. The first floor has two bedrooms and it would be straight forward to convert the main bedroom back to two rooms as originally built. The main bedroom has a range of fitted wardrobes to one wall. There is also a shower room.

Situation

Oxford is famous throughout the world for its beautiful and historical architecture, its Universities and world class hospitals. It is also home to a wide range of excellent schools both state and independent including Magdalen College, St Edward's, Oxford High School, Wychwood School, D'Overbroeck's College, Cherwell School, Summer Fields, The Dragon and Lynams School. Local shopping amenities can be found on North Parade with more extensive facilities to Summertown. Oxford's historical buildings and the open spaces with the Oxford University Parks and with walks along the River Cherwell are all close by.

Oxford sporting and leisure amenities include the local Oxfordshire Health & Racquets Club, selection of golf clubs, several tennis and rowing clubs and many walks along the banks of the canal, River Thames and Port Meadow. The city has excellent communications with access to the M40 connecting to London and Birmingham and the A34 linking to Newbury and the M4. Oxford mainline station is within walking distance with services to London Paddington in 55 minutes and from Oxford Parkway there are services to London Marylebone in 60 minutes



Garden

The garden is south west facing and is paved with well stocked floor and shrub borders. It also has rear access. The house is approached from the road via a gate to a small courtyard area and there is also an entry phone system. There is also a separate garage

Directions (OX2 6QH)

From Oxford city centre proceed north up Banbury Road, turn right onto Norham Road, proceed towards the end of the road right into Benson Place and the property will be on the right.

Services

Mains water, drainage, electricity and gas are connected to the property.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Oxford City Council 01865 249 811

2 Benson Place

Approximate Gross Internal Area
Ground Floor = 55.2 sq m / 594 sq ft
First Floor = 50 sq m / 538 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 117.3 sq m / 1262 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.
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