



**SOUTHMOOR ROAD**

OXFORD, OX2 6RB

**PENNY &  
SINCLAIR**



# SOUTHMOOR ROAD

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**This four bedroom semi-detached family home offers a wealth of charm in this highly sought after location.**

Four bedrooms • Period features • Walking distance to Walton Street  
• Enclosed and established rear garden • Extended accommodation to the rear of the property •

## DESCRIPTION

This four bedroom property is situated to the south end of Southmoor Road and has been extended and renovated by the current owners to create a wonderful family home. The accommodation comprises; entrance hall, cloakroom, double reception room with wood burning stove and sash windows. The kitchen has been extended to the rear to create a great dining space enjoying views over the rear garden. The basement offers a storage room and bedroom four. There are two bedrooms and the family bathroom on the first floor with a master bedroom on the second floor with a dual aspect and a vaulted ceiling design which contribute to a wonderful feeling of space. There is a well-established rear garden and a front garden. There is residential permit parking with additional visitors permits issued by Oxford City Council.

## SITUATION

The property is situated in the Conservation area of Walton Manor, within walking distance of Port Meadow and the day to day shopping facilities of Walton Street including restaurants, bars and a cinema. Slightly further afield are the more comprehensive facilities of Oxford City centre and the new Westgate Shopping Centre, University departments and a range of schools for all ages. There are rail services to London Paddington and Marylebone in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.







### VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

### SERVICES

All mains services are connected.

### FIXTURES AND FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

### TENURE AND POSSESSION

The property is freehold and offers vacant possession upon completion.

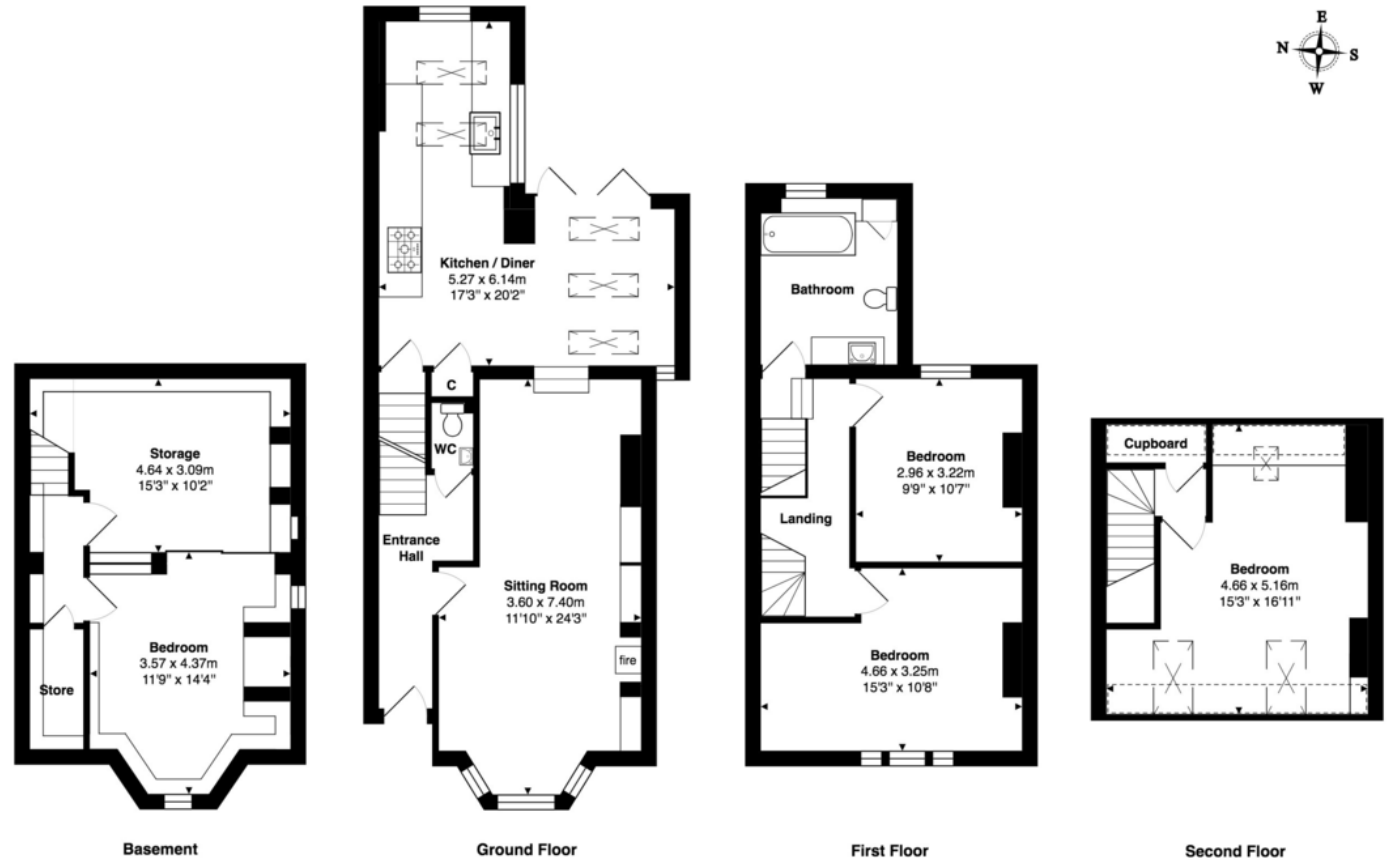
### COUNCIL TAX

Council Tax Band 'G' amounting to £3,314 for the year 2019/20. Tel: 01865 252870.

### LOCAL AUTHORITY

Oxford City Council  
City Chambers  
Queen Street  
Oxford OX1 1EN  
Telephone (01865) 249811





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