



7 BELBROUGHTON ROAD
Oxford OX2 6UZ

Carter Jonas

7 BELBROUGHTON ROAD, OXFORD OX2 6UZ

DESCRIPTION

Built in 1927, and attributed to the architect C. Wright, this lovely family home offers excellent accommodation with many period features throughout and also provides the potential subject to the necessary consents, to increase the accommodation further by converting the roof space or extending into the rear garden. The house is complemented by beautifully kept landscaped gardens and has the benefit of a garage and a generous driveway providing parking for several cars.

Arranged over the two floors, the accommodation comprises to the ground floor, a welcoming entrance hall, dining room with parquet floor and a useful serving hatch, and a double aspect sitting room with an attractive fireplace and wonderful views over the garden. A study is tucked away off the sitting room with doors leading out to the terrace and garden beyond. The kitchen is at the rear of the property with an Aga, original butlers pantry cupboards and serving hatch to the dining room. A useful utility room is beyond the kitchen with plenty of storage and a door to the side and to the garage. There are also two cloakrooms on the ground floor.

The staircase leads up to a galleried landing on the first floor with a deep window overlooking the garden and comprises the principal bedroom with an ensuite shower room /dressing room, two further double bedrooms both with original fireplaces, and an interesting double bedroom with original fireplace and steps down to a smaller room currently used as a playroom which could equally provide an ideal study/bedroom. A generous family bathroom and study are also on the first floor with laundry cupboards on the landing.

Outside a generous terrace with mature and well stocked borders offers wonderful views over the stunning rear garden which has been beautifully planted and cleverly designed to create various 'rooms' with gravel pathways leading to attractive areas to sit and enjoy this wonderful garden. A summerhouse is tucked away to the side and an archway adorned with roses leads to a comprehensive vegetable garden and fruit trees.

A HANDSOME FAMILY HOME LOCATED IN A WELL-REGARDED SIDE ROAD IN CENTRAL NORTH OXFORD WITHIN EASY REACH OF MANY OF OXFORD'S EXCELLENT CHOICE OF SCHOOLS, UNIVERSITY DEPARTMENTS, PARKS, OXFORD CITY AND SUMMERTOWN.





There is also a brick garden shed with power and light and a greenhouse with power with side access to the front. To the front there is a generous gravel driveway interspersed with rose borders offering ample parking for several cars.

LOCATION

Belbroughton Road is one of Oxford's most desirable residential side roads in the heart of Central North Oxford within reach of many of Oxford's excellent choice of schools and University departments, Oxford City and Summertown with its excellent range of shops, restaurants, and cafes. Oxford Parkway railway station is approximately 2 miles away with trains to London Marylebone in just under 60 minutes and there is good access to A34 and M40.

ADDITIONAL INFORMATION

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Local Authority: Oxford City Council

Council Tax: Band H

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

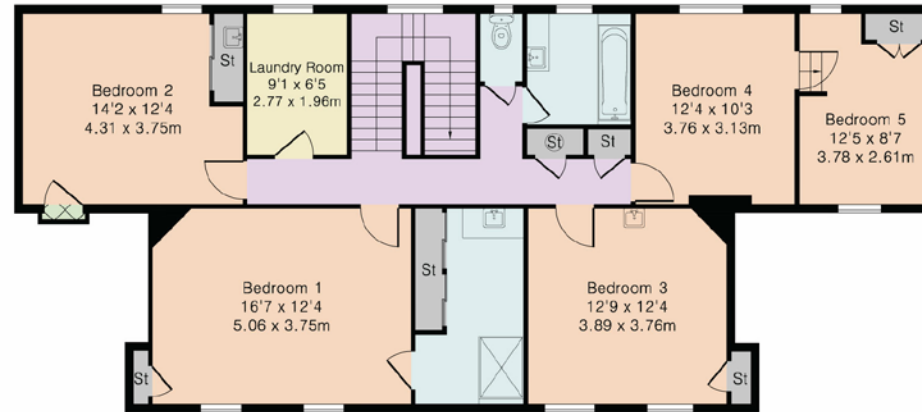
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.



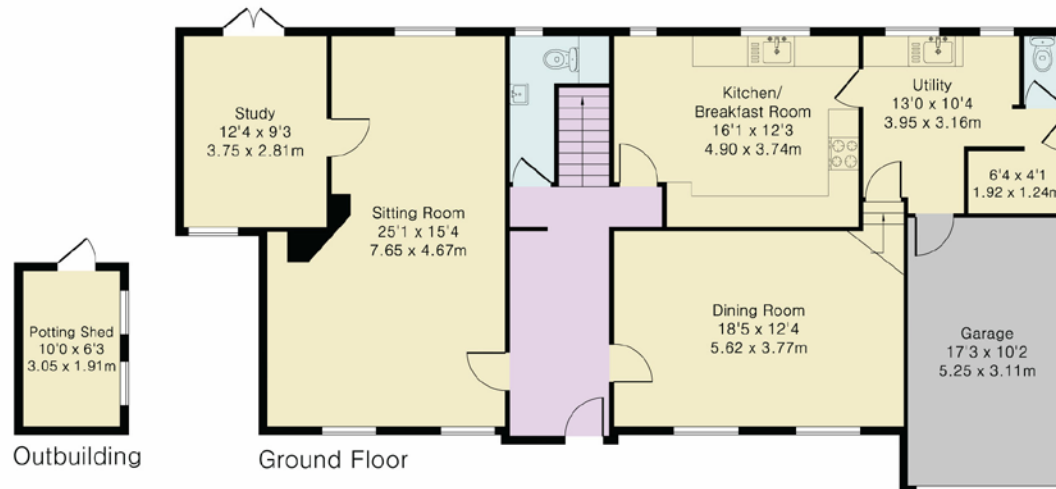




Approximate Gross Internal Area 2659 sq ft – 247 sq m
 Ground Floor Area 1396 sq ft – 130 sq m
 First Floor Area 1200 sq ft – 111 sq m
 Outbuilding Area 63 sq ft – 6 sq m



First Floor



Ground Floor

Outbuilding



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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