



## 8 ROSEBAY GARDENS OXFORD OX3 9FY

2 double bedrooms with fitted wardrobes  
High-spec contemporary kitchen  
Solar panels & underfloor heating  
Energy-efficient B rating

### DESCRIPTION

A superb energy-efficient two bedroom home with underfloor heating throughout and solar panels. To the ground floor is an entrance hall leading to a contemporary kitchen with high specification integrated appliances and a living/dining room with light filtering in through the floor to ceiling glass doors to the landscaped garden. Upstairs are two generously sized double bedrooms and a family bathroom. The front of the property has off-street parking for one car.

### LOCATION

The property is located on the eastern edge of the city in a recent landmark development built by the highly regarded developer 'Hill'. The location benefits from green spaces, peaceful ponds designed for relaxation and wildlife spotting, and a network of walking and cycling routes nearby.

The amenities of Headington and Summertown are close by, including Waitrose, M&S and Sainsbury's supermarkets, banks, restaurants and a selection of artisan coffee shops and delicatessens. The house is also close to the John Radcliffe Hospital. London can be accessed by rail from Oxford Parkway or Oxford City Stations and by road/the M40, a short drive away. An Oxford Coach Service runs to London Victoria, Heathrow and Gatwick airports with pick up points on the nearby London Road.

Oxford offers an extensive range of schools, both state and private, for all ages, including Rye St. Anthony, Magdalen College School, Headington, The Dragon, Lynams, Summer Fields, Cherwell and Wychwood.

## A BEAUTIFULLY LIGHT TWO BEDROOM HOME BUILT IN 2018 TO A HIGH SPECIFICATION WITH SOLAR PANELS AND UNDERFLOOR HEATING LOCATED ON THE EASTERN EDGE OF OXFORD CITY



Further information:

Council Tax Band B

All mains services connected

Tenure: Freehold with vacant possession on completion.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://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](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

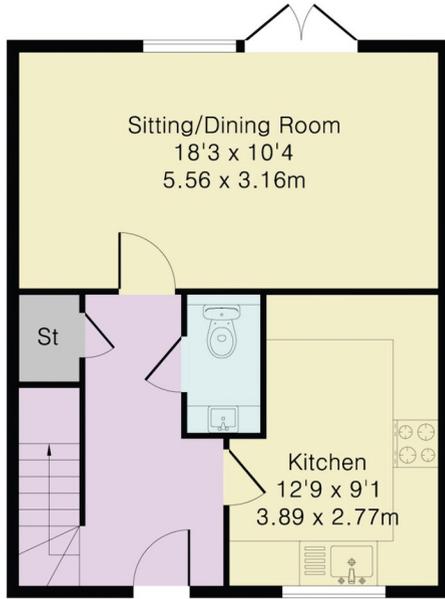
## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

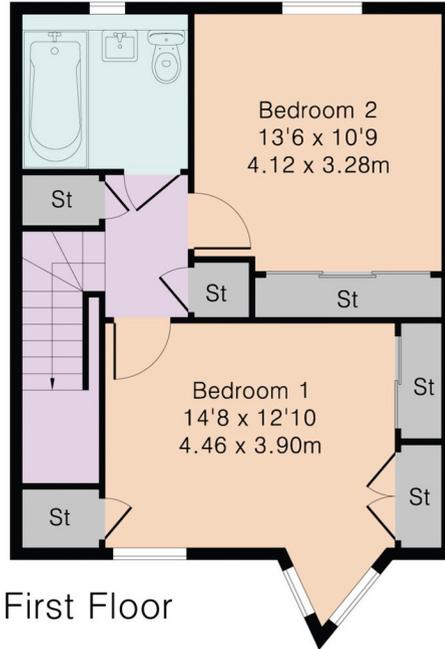
**Directions:** OX3 9FY



Approximate Gross Internal Area 861 sq ft – 80 sq m  
 Ground Floor Area 427 sq ft – 40 sq m  
 First Floor Area 434 sq ft – 40 sq m



Ground Floor



First Floor



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.



Carter Jonas



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 87                      | 88        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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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Offices throughout the UK



**IMPORTANT INFORMATION**

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