



8 CALENDER PLACE OXFORD OX2 8FS

Convenient city location with a village feel
Flexible accommodation - 3 bedrooms plus loft space
Off road parking for 2 cars with EV charger
Efficient 'A' rating for energy including solar panels

DESCRIPTION

The ground floor accommodation offers a flexible living space with Amtico flooring extending through the ground floor. Generous entrance hall leading to a light and spacious open plan kitchen/dining/family room with bi-fold doors extending the full width of the house leading out to the patio and rear garden.

The kitchen benefits from a range of cabinets finished in Cashmere with contrasting quartz worktops, integrated microwave/grill, double oven and dishwasher. There is also a separate cloakroom on the ground floor, and a cycle store to the front of the property.

The first floor offers a spacious principal bedroom to the rear of the property, featuring a fitted wardrobe and well-equipped ensuite shower room. There are two further double bedrooms at the front of the property and a large family bathroom.

A useful storage cupboard on the landing offers good storage and the loft, also accessed from the first floor, offers even more storage and has been boarded and shelved. It may be possible to convert to a living space subject to planning.

To the rear is a patio area, perfect for outdoor dining and west facing rear garden mainly laid to lawn. There is parking to the front for two cars with an electric car charging point.

A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME FINISHED WITH GREAT ATTENTION TO DETAIL LOCATED IN SOUGHT AFTER WOLVERCOTE MILL WITH EASY ACCESS TO NORTH OXFORD, PORT MEADOW AND THE RING ROAD



Situated in popular Lower Wolvercote, a delightful and sought after location to the north of Oxford city centre. A rural setting within the city, the village has a wonderful community spirit and offers an excellent range of local amenities, with a good school, church and gastro pubs including the Trout Inn, renowned for featuring in Inspector Morse.

Summertown is a short distance for further shopping and recreational facilities and the city centre is c.2 miles away with cycle lanes and a regular bus service on the Woodstock Road taking 15 mins. Port Meadow is nearby offering lovely walks in the open fields and there is a tow path along the canal all the way to the city centre.

Tenure: freehold with vacant possession on completion.
Services: all main services are connected.
Local Authority: Oxford City Council
Council Tax: Band E
Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however all providers are predicted to have good levels of service outside at this property with limited coverage indoors
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload.
Flood zone 1: low risk

ADDITIONAL INFORMATION

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

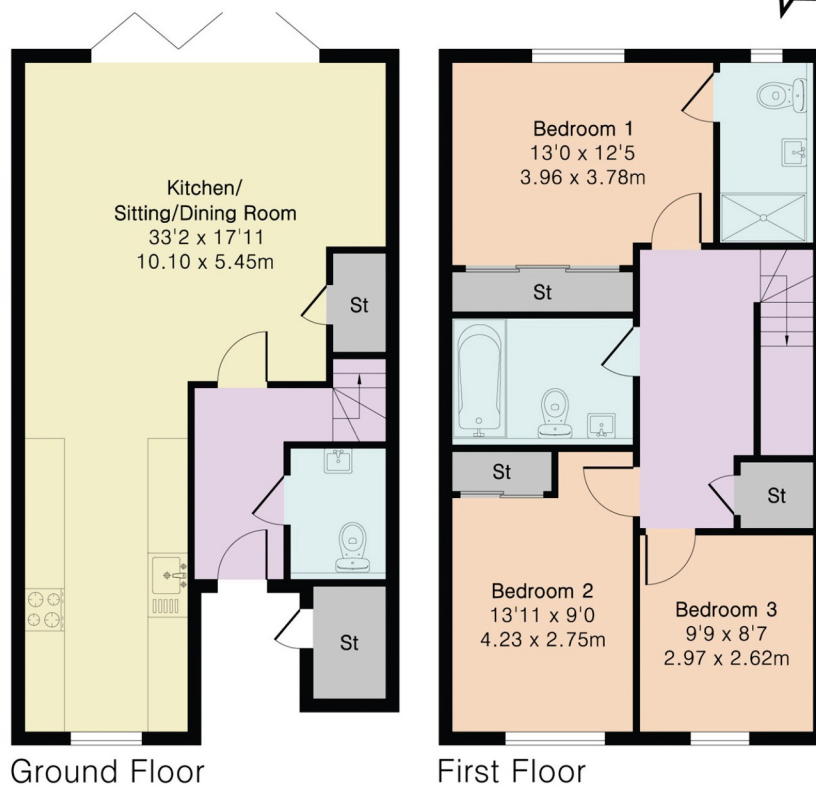
Directions: OX2 8FS



Approximate Gross Internal Area 1132 sq ft - 105 sq m

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 592 sq ft – 55 sq m



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	101	102
(92+) A		
(81-91) B		
(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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