



Garford Road

Carter Jonas

4 GARFORD ROAD OXFORD OX2 6UY

Highly desirable Central North Oxford location
No-through road close to The Dragon
6 bedrooms, 3 reception rooms & 3 bathrooms
Mature gardens with terrace & summerhouse
Gated driveway parking & garage
In total over 3,000 ft2 of accommodation

DESCRIPTION

This beautiful Arts & Crafts house was designed in 1927 by the architect C Wright, and sits in a wonderful position at the end of a no-through road, just off Charlbury Road. It is a generously proportioned family home with accommodation arranged over three floors with the top floor currently serving as a flat accessed from a separate staircase.

Two of the four reception rooms combine to provide an impressive entertaining space which opens onto very attractive gardens. The generous entrance hall opens on to the drawing room with views and access to the rear gardens and to a lovely dining room with steps leading down to a wonderful garden room attracting a lot of natural light, this too has doors leading out to the garden.

A spacious kitchen with Aga is at the far side of the property with a utility room, larder, and door to the rear. There is also a separate cloakroom on the ground floor off the front hall. Upstairs there are five bedrooms, two with ensuite bath or shower bathrooms, and a further family bathroom. The second floor offers a separate flat with its own access which could be linked if desired.

The front of the house has a garden with shrubs and flowers and a gravel driveway accessed through wooden gates. To the rear, a terrace leads to the lovingly tendered, stunning garden featuring wide herbaceous borders, many fruit trees, a vegetable garden and herb garden. A pathway under archways guides you to a seated area and a timber summerhouse, from where the beautiful setting can be enjoyed. There is off-street parking in addition to garaging.

A RARE OPPORTUNITY TO ACQUIRE A WONDERFUL FAMILY HOME ON GARFORD ROAD JUST OFF CHARLBURY ROAD, VERY CLOSE TO THE DRAGON IN CENTRAL NORTH OXFORD. THE PROPERTY SITS AT THE END OF A NO-THROUGH ROAD, OFFERING PEACE AND SECLUSION







SITUATION AND LOCATION

Lying to the east of Banbury Road and branching off Charlbury Road, Garford Road is a much favoured location within highly regarded Central North Oxford, with good access to Oxford city centre and the amenities of North Oxford and Summertown. It is also within close proximity in particular to The Dragon School and Oxford High School, and also Wychwood and Cherwell Schools.

It is within a 1.5 mile radius of the city centre, Oxford mainline train station and Oxford Parkway with regular services to London Paddington and Marylebone in approximately 55 minutes. It is also well located for all the popular north and central Oxford schools, and there is good access to the city centre and the ring road via Banbury Road, with a regular and frequent bus service.

Local Authority: Oxford City Council
Council Tax: Band G
EPC Rating: E

ADDITIONAL INFORMATION

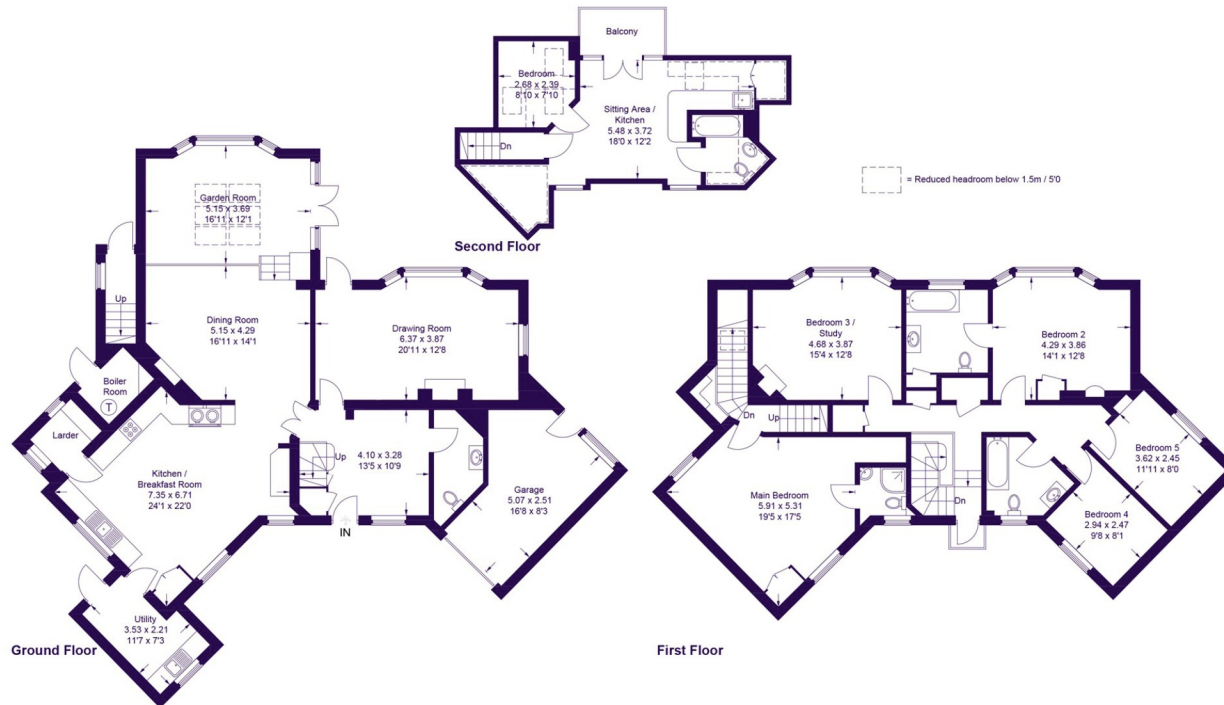
Tenure	Freehold
Viewing	Strictly by appointment through the sole selling agents Carter Jonas T: 01865 511444

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Approximate Gross Internal Area = 286.0 sq m / 3,069 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(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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