

**FOR SALE**



**White Road, Cowley**  
**Guide Price £475,000**

  
**MARTIN&CO**

### Key Notes:

- Semi-Detached House
- Family Annexe
- Off Road Parking
- Spacious South East Facing Rear Garden
- Vacant Possession
- Council Tax Band: D
- No Onward Chain
- Tenure: Freehold
- Three Bedrooms
- Easy Access to both Cowley and Headington



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



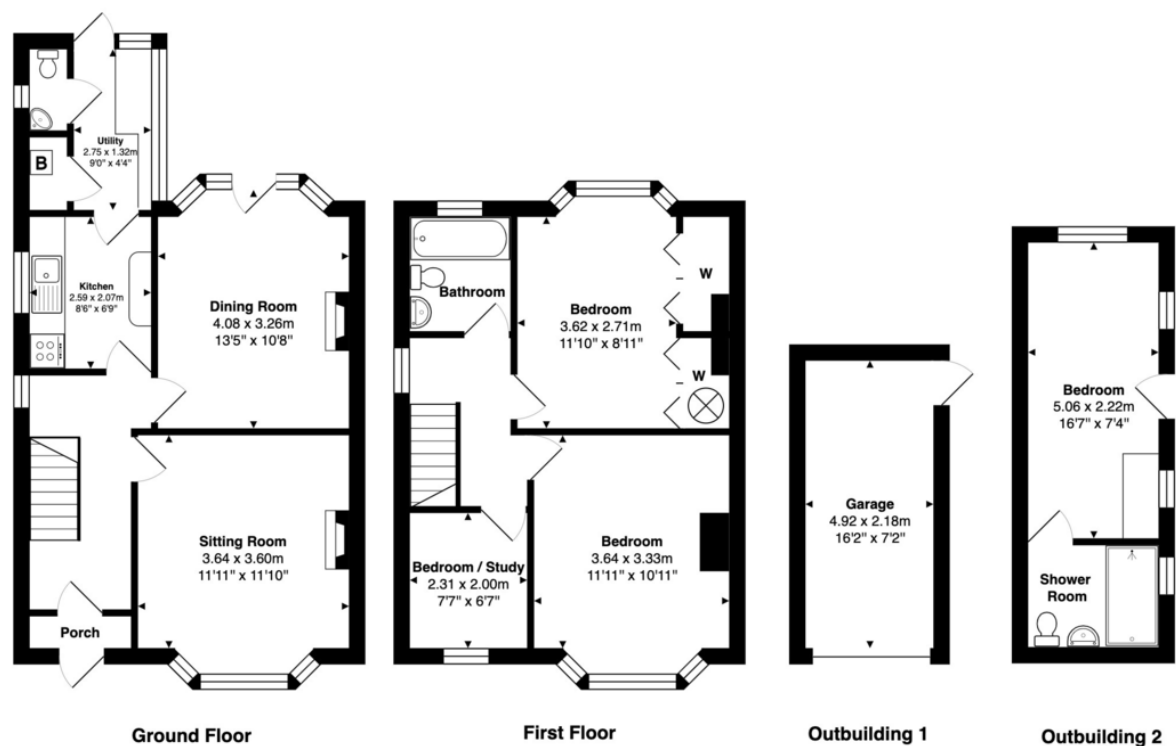
This beautifully arranged family home offers an elegant balance of character, comfort, and versatility. Set across two well-planned floors, the property features bright bay-fronted living spaces, a generous dining room perfect for entertaining, and a practical kitchen with an adjoining utility area and ground-floor WC.

Upstairs, three well-proportioned bedrooms provide excellent flexibility, accompanied by a modern family bathroom. The two main bedrooms benefit from built-in storage, while the third room serves perfectly as a study, nursery, or dressing room.

Enhancing the appeal are two highly adaptable outbuildings. The first offers excellent workshop or storage potential, while the second-complete with a spacious bedroom and shower room-presents an ideal opportunity for guest accommodation, a home office, or an independent studio.

With a total internal area of approximately 115.5 m<sup>2</sup> (1,244 ft<sup>2</sup>), this property combines comfortable living with exceptional versatility, making it an excellent choice for families, professionals, and buyers seeking additional workspace or annexe possibilities.





#### Approximate Gross Internal Area

Main House 89.4 m<sup>2</sup> / 963 ft<sup>2</sup>  
 Outbuilding 1 12.8 m<sup>2</sup> / 138 ft<sup>2</sup>  
 Outbuilding 2 17.5 m<sup>2</sup> / 188 ft<sup>2</sup>  
 Total 115.5 m<sup>2</sup> / 1244 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.