



Rolfe Place, Headington
Guide Price £1,450,000



Key Notes:

- Detached House
- Open Day- 25th October 2025
- Double Garage with Large Driveway
- Private Cul De Sac of 13 Properties
- Spacious South East Facing Rear Garden
- Headington Conservation Area
- Vacant Possession
- No Onward Chain
- Council Tax Band: G
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Martin & Co are proud to present this impressive four-bedroom detached house, situated on Rolfe Place. The property is offered to the market with vacant possession and no onward chain. Nestled within a private cul-de-sac of just thirteen houses, this is a rare opportunity to acquire a home in the highly sought-after Headington Conservation Area.

Upon arrival, you are greeted by a sweeping driveway providing ample parking for several vehicles and leading directly to the property and its double garage.

Entering the property, you are welcomed into a generous hallway. The ground floor offers a versatile study/home office, a spacious dual-aspect, bay-fronted living room, a separate dining room, a well-appointed kitchen, and a cloakroom with utility space. Access to the rear garden is available through French doors from the living room and also conveniently from the kitchen.

On the first floor, you'll find four well-proportioned bedrooms, each complete with built-in wardrobes. The principal bedroom stands out with its dual-aspect windows, en-suite bathroom, and adjoining dressing area, while the remaining rooms are served by a family bathroom.

Externally, the south-east facing rear garden wraps around the property and is beautifully stocked with a variety of mature trees, shrubs, and hedging, offering a high degree of privacy. The garden also provides access to an outdoor utility room, a garden store, and the double garage.

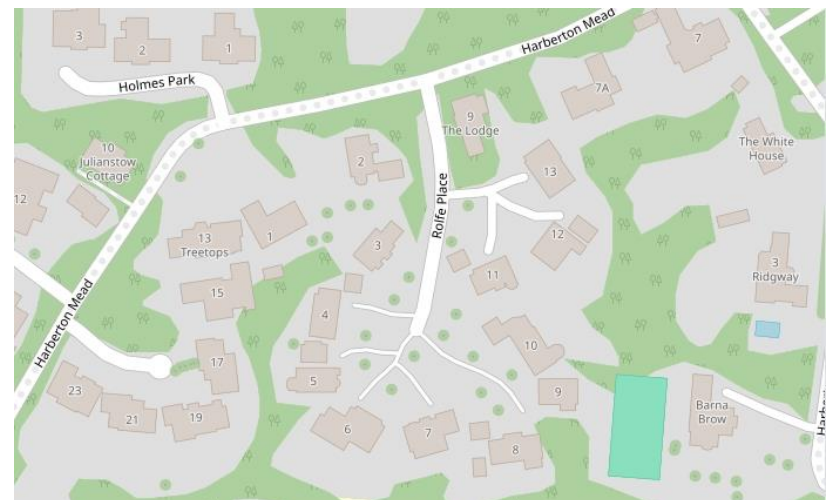




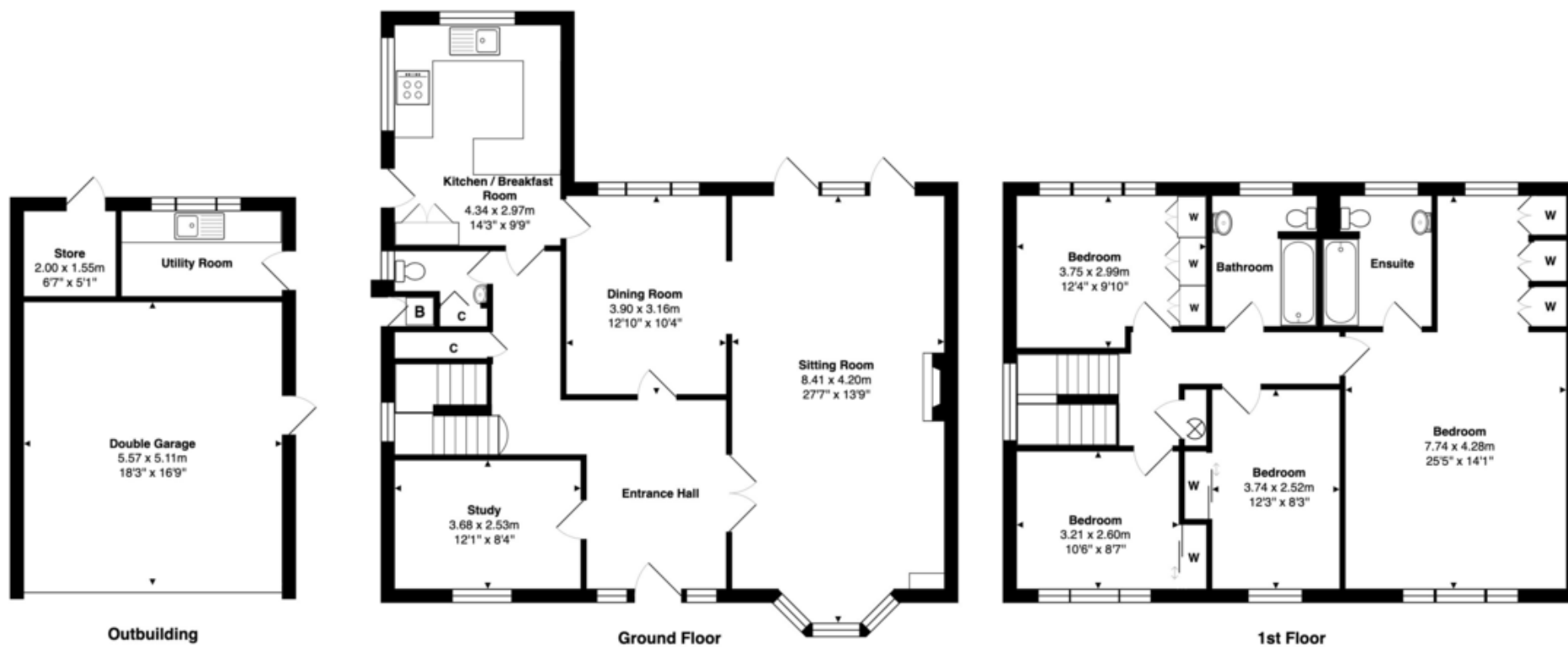
About the Area:

Headington Hill is one of Oxford's most sought-after residential locations, set within the prestigious Headington Hill Conservation Area. The area offers excellent access to a wide range of local amenities, including the John Radcliffe Hospital and some of the city's leading schools, as well as convenient London and airport bus links.

For those seeking the city centre, a pleasant walk or cycle along the Marston cycle path takes you through scenic water meadows and University Parks, combining convenience with the charm of this historic and highly desirable neighbourhood.







Approximate Gross Internal Area
180.5 m² ... 1943 ft² (excluding Outbuilding)

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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