

FOR SALE



Southfield Road, Oxford
Guide Price £985,000


MARTIN&CO



Southfield Road, Oxford

5 Bedrooms, 2 Bathroom

Guide Price £985,000

Key Notes:

- Open-Plan Kitchen Dining Area
- Good Cycle/Bus Routes to Centre of Oxford
- Finished to High Standard
- Spacious Rear Garden
- Council Tax Band: E
- Chain Complete
- Detached House
- Cosy Living Room
- Two Bathrooms/Shower Rooms
- 4 Good Size Double Bedrooms and 1 Study/Single Bedroom
- Spacious 92ft Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co. are thrilled to present this exceptional Five-Bedroom Detached House at the top end of one of East Oxford's most sought after side roads. Immaculately finished to a high standard, this property seamlessly blends contemporary design with family-friendly living, offering an abundance of space, comfort, and style.

Spread across three thoughtfully designed floors, this stunning home offers approximately 1,521 sq ft of living space, ideal for modern family life.

The Ground Floor welcomes you with a bright and airy Entrance Hall that leads into a spacious Living Room, providing the perfect space for relaxation. The heart of the home is the open-plan Kitchen and Dining Area. French doors from the dining area open onto a generously sized, private rear garden, creating an effortless flow between the indoor and outdoor spaces. A conveniently located WC completes this level.

The First Floor features two spacious Bedrooms, complemented by a sleek and stylish Family Shower Room, designed with both practicality and luxury in mind.

The Second Floor offers three additional Bedrooms, one of which is currently used as a versatile Home Office-perfect for those working from home. A second contemporary Bathroom serves this level, adding to the overall comfort and convenience of the property.

The rear garden is a true highlight, designed with stepped levels leading to lush greenery, creating a tranquil outdoor retreat for the entire family to enjoy. The property's charm is further enhanced by the beautiful traditional double-glazed Sash Windows, which bring timeless character and elegance to each room.

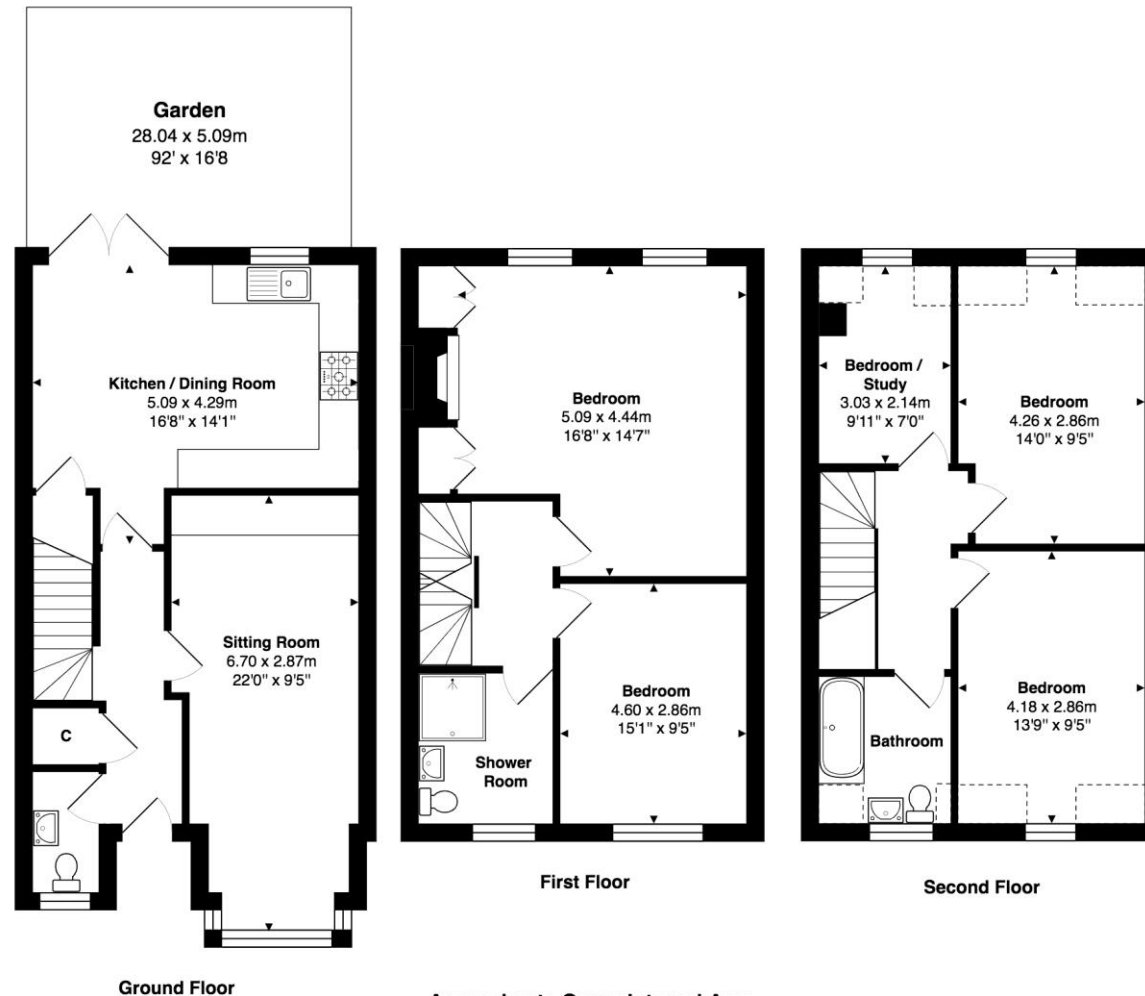
Ideally located for those seeking a harmonious blend of space, style, and comfort, this exceptional family home offers everything you need for modern living. We highly recommend scheduling a viewing to fully appreciate all it has to offer.

Location: Southfield Road is ideally situated to the east of Oxford's vibrant city centre, offering the perfect blend of convenience and tranquillity. A short stroll away, you can find the green spaces of Warneford Meadow and South Park, with its famous view of the dreaming spires. And at the bottom of the hill is the eclectic Cowley Road, renowned for its diverse range of restaurants, bars, and unique shops. The heart of Oxford's historic city centre is also within walking distance.

For commuters, the property offers excellent transport links, with easy access to the ring road, A34, and A40, as well as the train station in the city centre, making travel to and from the city a breeze. The area is also home to an exceptional selection of schools, both state and independent, including the highly regarded Magdalen College School and Headington Rye School making it an ideal location for families.







Approximate Gross Internal Area

141.3 m² ... 1521 ft²

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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