



**Thornclyffe Road**  
Oxford

**Carter Jonas**

## 32 THORNCLIFFE ROAD OXFORD OX2 7BB

- Pretty 4 bedroom family home
- Enclosed rear garden
- Located on a desirable one way street
- Off street parking

### DESCRIPTION

A very pretty house offering scope to update to create a lovely family home in an excellent location in Summertown North Oxford. The property has retained many original features with high ceilings, cornicing, original floorboards and some fireplaces.

A porch welcomes you into a generous hall leading to the double reception room with sitting room at the front, a box bay window and feature fireplace and to the rear a dining room with a glass-panelled door overlooking the rear garden. Further along the hall the kitchen/breakfast room is at the rear of the house and has a good range of units, tiled floor and space for a good-sized table with sliding door leading out to the terrace. A small utility room sits at the far end of the kitchen.

The first floor offers three bedrooms, all with cupboards and a family shower room. The top floor invites you into a super bedroom with excellent light and rooftop views and an ensuite shower room. There is also ample eaves storage in this room and on the landing. The lower ground cellar room with an exterior staircase offers good storage. The interior staircase still exists but is not connected.

### OUTSIDE

Externally, to the front, there is one parking space and to the rear, a mature garden with a patio to enjoy outdoor dining when the weather is kind. A pathway across the lawn leads to a shed at the far end of the garden which is mainly laid to lawn with shrubs and bushes on either side.

**A VERY ATTRACTIVE HOUSE OFFERING SCOPE TO CREATE A LOVELY FAMILY HOME IN A DESIRABLE SIDE ROAD IN SUMMERTOWN, NORTH OXFORD WITHIN REACH OF SCHOOLS, SHOPS AND OXFORD CITY CENTRE. NO ONWARD CHAIN.**



Thornclyffe Road is a one way road lying in the heart of Summertown conveniently located for all the excellent amenities Summertown has to offer with an M&S Food Hall, two other supermarkets, coffee shops, restaurants and the Ferry Sports Centre. In addition, there are several dentist and doctor surgeries. It is also within easy reach of many of Oxford's excellent choice of schools with cycle lanes and public transport linking to Oxford city centre. Oxford Parkway and Oxford main station offer rail services to both London Paddington and Marylebone in approx. an hour.

Further Information:

Tenure: freehold with vacant possession on completion.

Services: all main services are connected.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here:

[checker.ofcom.org.uk](http://checker.ofcom.org.uk). Ultrafast Broadband is predicted to be available.

AGENTS NOTE: A planning application is being submitted to regularise the house to a single dwelling.

Current Council Tax Bands are:

Main house = Tax Band F

Basement = Tax Band A

## ADDITIONAL INFORMATION

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

**Directions:** OX2 7BB



**Approximate Gross Internal Area 2182 sq ft - 203 sq m**

Basement/Lower Ground Floor Area 280 sq ft – 26 sq m

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 671 sq ft – 62 sq m

Second Floor Area 544 sq ft – 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

**Carter Jonas**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.