

**Godstow Road**
Wolvercote

Carter Jonas

# 1 DREWITT COURT, 75 GODSTOW ROAD OX2 8PE

* Entrance Hall * Downstairs Shower Room * Utility * Sitting Room * Kitchen/Dining Room * 3 Bedrooms * Family Bathroom *

## THOUGHTFULLY RENOVATED, THIS ATTRACTIVE THREE-BEDROOM DETACHED HOME COMBINES HIGH-QUALITY CONTEMPORARY FINISHES WITH EXCELLENT ACCESS TO PORT MEADOW, OXFORD CITY CENTRE, AND WIDER TRANSPORT LINKS.



### DESCRIPTION

The ground floor offers well-planned and versatile accommodation, comprising a sitting room with built-in storage and feature fireplace, a superb open-plan kitchen/dining room, a shower room with walk-in rainfall shower, and a utility room.

Forming the heart of the home, the kitchen diner enjoys wood flooring, a breakfast bar with integrated hob, and south-west-facing doors opening directly onto the courtyard garden, creating an excellent space for both everyday living and entertaining.

On the first floor are three bedrooms, including one double, a pleasant single and a third bedroom with partially restricted head height ideally suited as a nursery, guest room or home office.

These are served by a well-appointed family bathroom.

### OUTSIDE

Externally, the property benefits from a south-facing courtyard garden to the rear, together with a lawned front garden and driveway parking.

LOCATION:

Wolvercote remains one of Oxford's most sought-after locations, offering a village atmosphere whilst being within easy reach of the city centre.

The nearby No. 6 bus service provides regular connections into Oxford, while Oxford Parkway station offers frequent services to London.

The A34, A40 and M40 are also readily accessible, making the property exceptionally well positioned for both local and regional travel.

## ADDITIONAL INFORMATION

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

**Directions:** w3w tips.quench.since

All Mains Services Connected
Tenure: Freehold
Council Tax: C
Local Authority: Oxford City Council
EPC: D
Broadband and mobile service can be checked at checker.ofcom.org
Wolvercote with Godstow Conservation Area





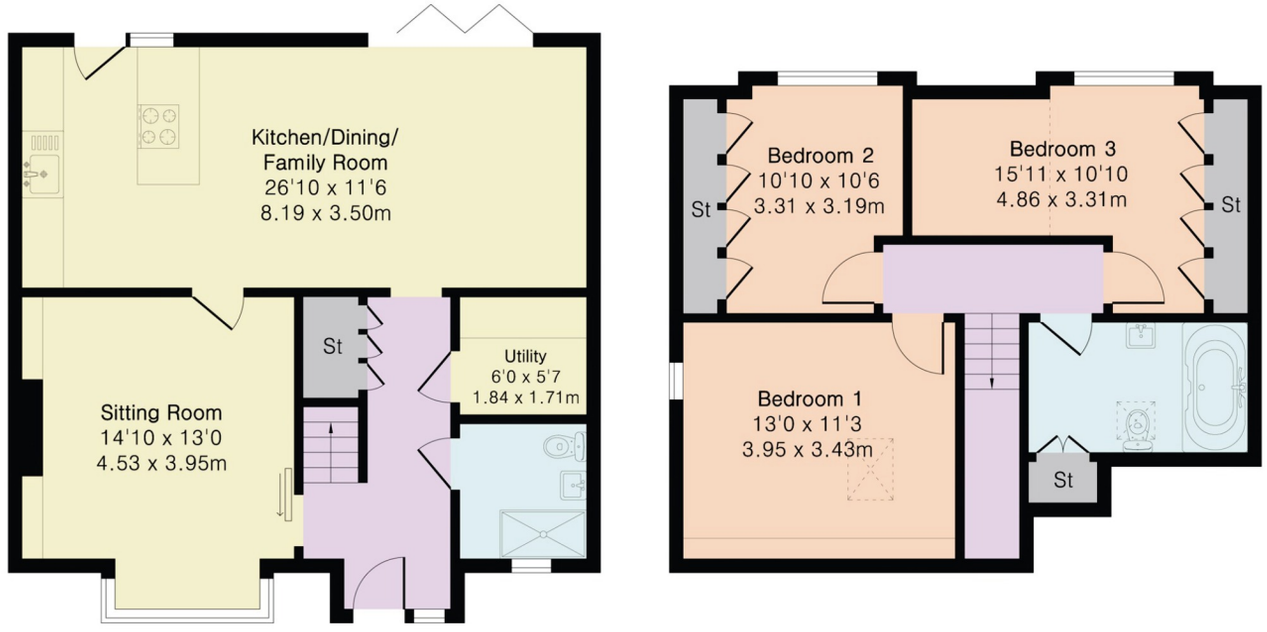




## Approximate Gross Internal Area 1235 sq ft - 115 sq m

Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 551 sq ft – 51 sq m

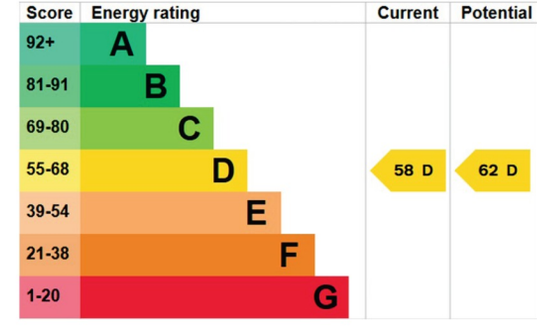



Ground Floor

First Floor








PINKPLAN

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