



Stapleton Road
Oxford

Carter Jonas

54 STAPLETON ROAD HEADINGTON OXFORD OX3 7LU

Three bedrooms · Accommodation over three floors
Open-plan sitting/dining room · Kitchen/breakfast room · Double-glazed sash windows · Attractive west-facing rear garden · Excellent access to hospitals

DESCRIPTION

Situated within one of Headington's most sought-after streets, this charming detached home enjoys excellent access to amenities in central Headington, the Oxford hospitals, the Oxford University Old Road Campus and to Oxford Brookes on London Road.

The well-balanced accommodation is arranged over three floors. The upper levels provide three bedrooms and a family bathroom, while the ground floor features a welcoming open-plan sitting/ dining room together with a kitchen/breakfast room with doors out to the rear garden.

To the front, a low brick wall encloses a small garden, with an attractive quarry-tiled pathway leading to the entrance. Side access leads to the rear garden, which is principally laid to lawn and complemented by a brick paved terrace adjoining the house. Mature shrubs and planting provide a good degree of privacy and seclusion. Extending to approximately 60 ft (18.3 m), the garden enjoys a pleasant westerly aspect and has a timber garden shed located at the end.

LOCATION

Stapleton Road is a particularly sought-after residential address in the heart of Headington, renowned for its attractive period homes and tree-lined setting. The property is ideally positioned for access to the area's comprehensive amenities, including a wide selection of independent shops, cafés, restaurants and supermarkets, together with the nearby John Radcliffe, Churchill and Nuffield hospitals. Oxford Brookes University and the Oxford University Old Road Campus are also within easy reach.

AN ATTRACTIVE DETACHED PERIOD HOME OCCUPYING A DESIRABLE POSITION ON A TREE-LINED RESIDENTIAL ROAD IN THE HEART OF HEADINGTON



The area is well served by both state and independent schools, while a number of nearby parks and green spaces provide excellent opportunities for recreation. Regular bus services offer convenient connections to Oxford city centre, London coach services and Oxford Parkway station, making Stapleton Road an exceptionally well-connected location for both commuters and those seeking easy access to the city's educational, medical and cultural attractions.

ADDITIONAL INFORMATION

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

Tenure: Freehold

All mains services are connected.
Residents on street parking (permit).
EPC rating: D
Council tax band: D

For broadband speeds and mobile coverage, please check the Ofcom website.

Please note the headroom in the top floor bedroom is approximately 6'2" (1.88m).

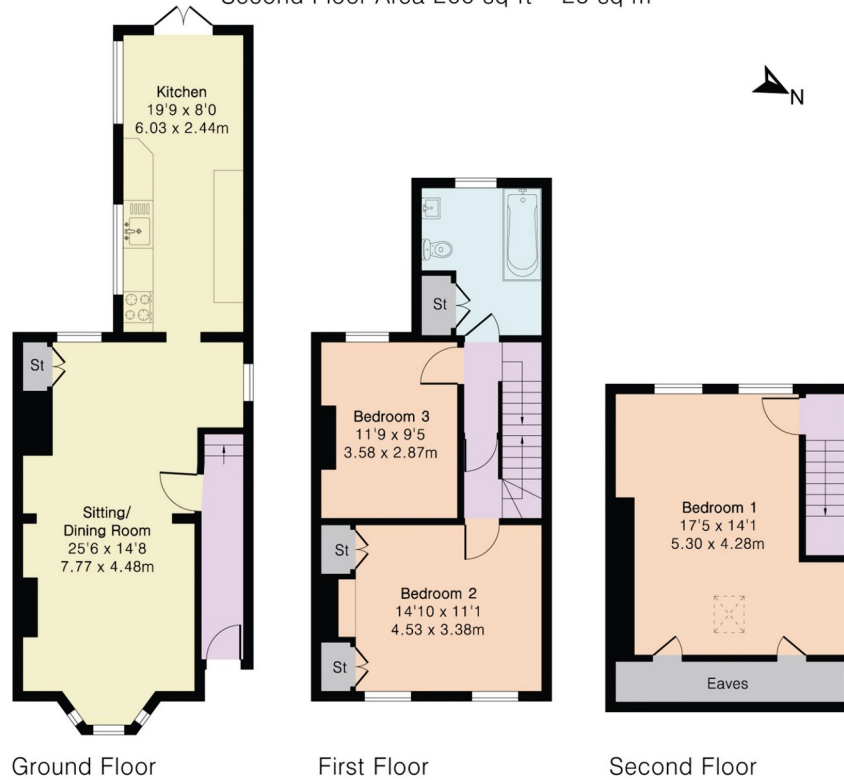


Approximate Gross Internal Area 1199 sq ft - 111 sq m

Ground Floor Area 509 sq ft – 47 sq m

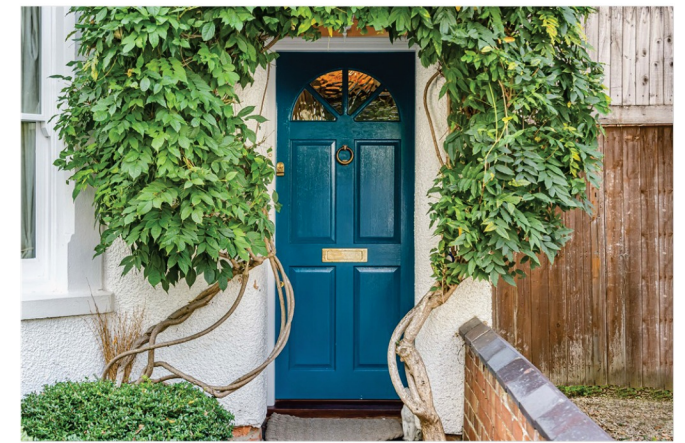
First Floor Area 424 sq ft – 39 sq m

Second Floor Area 266 sq ft – 25 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	64 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.