



Simpsons Way
Kennington

Carter Jonas

50 SIMPSONS WAY KENNINGTON OXFORD OX1 5RZ

- Desirable Kennington location close to Oxford
- Spacious living accommodation
- Modern fitted kitchen & generous bedrooms
- Private rear garden & double garage

DESCRIPTION

Situated in the highly sought-after village of Kennington, just a short distance from Oxford city centre and known for its strong community feel and excellent local schooling, this attractive property offers an ideal blend of modern living and excellent connectivity. Perfect for families, or professionals, the home enjoys a nice residential setting at the end of a cul de sac, while remaining conveniently close to local amenities and transport links.

ACCOMMODATION

The property is beautifully presented, featuring bright and spacious living areas to comprise a sitting room, and dining room providing a welcoming space for both relaxing and entertaining, both with French doors to the gardens, and office that would make a good ground floor bedroom. The well-appointed kitchen offers a range of fitted units with contrasting quartz work tops, instigated ovens, hob, fridge, freezer, and dishwasher. Useful utility room with matching cabinets, sink, and space for white goods.

Upstairs, the home comprises four generously sized bedrooms, all thoughtfully designed to maximise natural light and comfort. The principal bedroom offers ample storage space with two sets of wardrobes, and has a well-appointed ensuite with double shower enclosure. Bedroom two is a large double room with double wardrobes, and a well-appointed ensuite with double shower enclosure. Bedroom three is a large double bedroom with built in wardrobes, and bedroom four is a double room. A modern family bathroom completes the first floor.

A DETACHED STONE HOUSE WELL SITUATED AT THE END OF A CUL DE SAC. THE HOUSE OFFERS FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS, AND THREE BATHROOMS. DOUBLE GARAGE AND MATURE GARDEN.



Externally, the property benefits from a private mature rear garden, perfect for outdoor dining and leisure, along with generous off-street parking to the front, leading to a double garage. The garden provides a wonderful space for families or those who enjoy gardening and entertaining.

Council tax: band G

Mains electricity, water, and drainage

Internet & mobile coverage: further information on availability and speeds can be found at checker.ofcom.org.uk

ADDITIONAL INFORMATION

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

Directions: OX1 5RZ

what3words:///salads.pink.gent

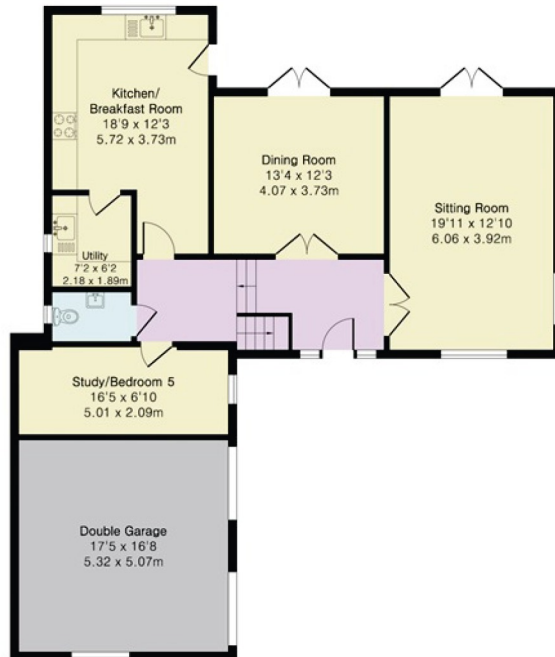


**Approximate Gross Internal Area 2152 sq ft - 200 sq m
(Excluding Garage)**

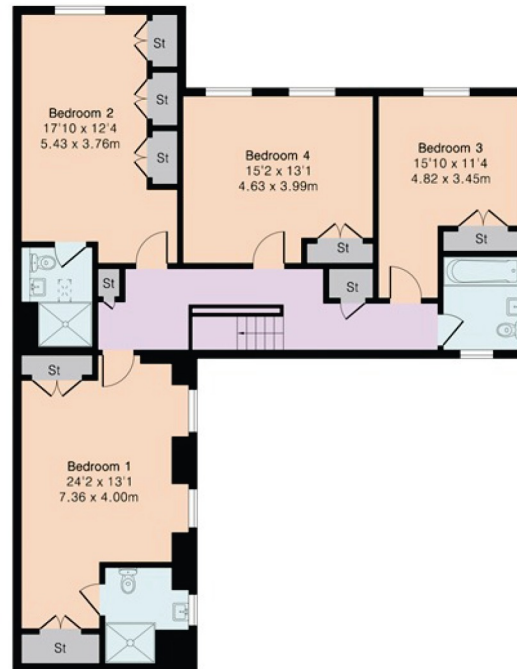
Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 1182 sq ft – 110 sq m

Garage Area 273 sq ft – 25 sq m



Ground Floor



First Floor



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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