



Acre Close
Headington

Carter Jonas

ACRE CLOSE, HEADINGTON, OXFORD, OX3 7FQ

DESCRIPTION

The ground floor accommodation is thoughtfully arranged to provide a practical and comfortable living environment. A welcoming entrance hall provides access to the principal rooms, together with a cloakroom comprising a low-level WC and wash hand basin. The main reception room is a well-proportioned space featuring attractive wooden flooring and a pleasant outlook over the front garden, creating an ideal setting for both day-to-day living and entertaining. To the rear, the kitchen offers ample storage and space, with two windows overlooking the rear garden and useful under-stairs storage. There is also a versatile second reception room, currently used as a dining room, which enjoys excellent natural light from two rear-facing windows and benefits from direct access to the garden. Completing the ground floor is a separate study with a front-facing window, providing an ideal space for home working or a variety of alternative uses.

On the first-floor, the principal bedroom enjoys a rear aspect and benefits from a built-in double wardrobe and a stylishly re-fitted en-suite shower room. Bedroom two overlooks the rear garden, whilst bedroom three benefits from a front-facing window and useful over-stairs storage cupboard, with both offering a variety of uses as a bedroom, nursery or home office. Serving the remaining bedrooms is a contemporary family bathroom, recently renovated and fitted with a bath, low-level WC and wash hand basin.

A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC IN THE POPULAR HEADINGTON AREA OF OXFORD.



OUTSIDE:

The property benefits from two spaces of off-street parking, together with the added convenience of an EV charging point. To the rear, the garden provides an attractive and private outdoor space, ideal for both relaxing and entertaining, featuring a paved patio area for outdoor dining and a small vegetable patch for keen gardeners. The remainder of the garden offers space for planting and enjoyment while remaining manageable and easy to maintain.

ADDITIONAL INFORMATION

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

All Mains Services Connected
Gas fired central heating via combi boiler
Ultrafast Broadband Available
Mobile Signal is Good outdoor and in home
Further information on availability and speeds can be found at checker.ofcom.org.uk
Council Tax Band D
EPC C
Local Authority: Oxford City Council

The property benefits from being situated within a TPO Woodland ensuring the local environment is protected

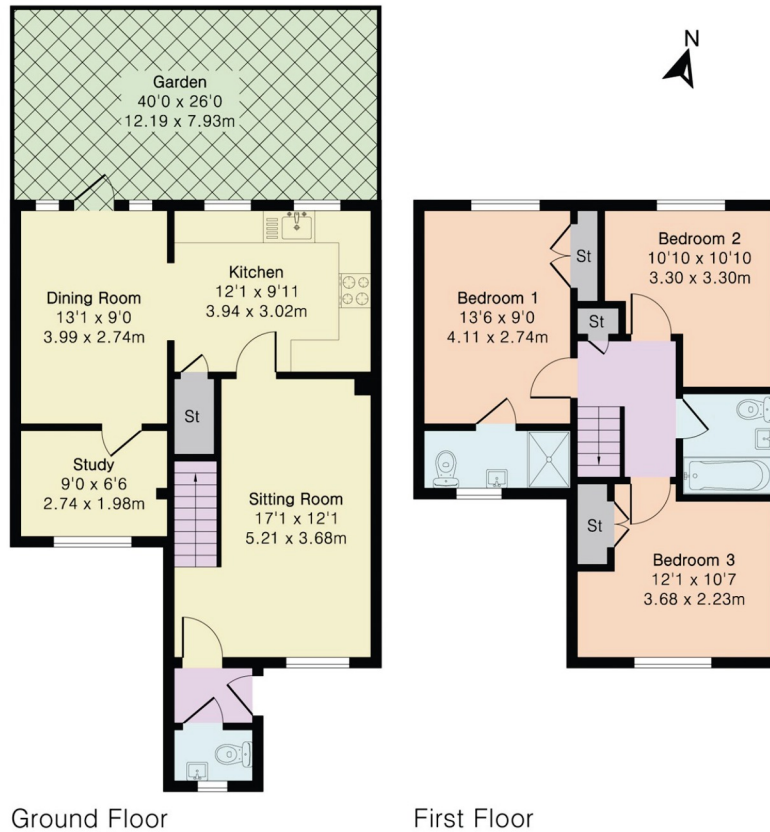
Directions: w3w ///bound.puts.wounds



Approximate Gross Internal Area 1064 sq ft - 98 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 500 sq ft – 46 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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IMPORTANT INFORMATION

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