



**Davenant Road**  
Oxford

**Carter Jonas**

# 29A DAVENANT ROAD OXFORD OX2 8BU

High-spec contemporary design

5 bedrooms & 3 bathrooms

Impressive kitchen/dining/family room

South-facing garden, garage & parking for 3 cars

## DESCRIPTION

An extended five bedroom family home which has been superbly renovated with great attention given to detail. The property is designed for family living with a focus on space and ease. As you enter the generous entrance hall you are greeted with an impressive view of the wonderfully spacious kitchen/family room and the garden beyond. A study sits to one side of the hall with a sitting room on the other and double doors welcome you into the kitchen/family room.

The stylish contemporary kitchen is designed by Kitchen Architecture and there is ample room for entertaining or for the family to spread out and relax. Facing due south, you are invited to slide back the full width bifolding doors and step out onto an expansive terrace, perfect for outdoor dining, and take the steps up to the lawn. Underfloor heating is installed on the ground floor which also has a cloakroom and a utility room with door to the garage.

A family bathroom and four good size bedrooms are on the first floor including the guest bedroom which overlooks the south facing garden, with an ensuite shower room. The principal bedroom is on the top floor with ample eaves storage and a single door opening onto a Juliet balcony. A generous landing leads to an adjacent shower room.

To the exterior there is a garage and also ample parking on the driveway to the front of the property for up to three cars. A side gate allows access to the rear south facing garden which is laid to lawn with a full width terrace.

**AN EXTENDED AND SUPERBLY RENOVATED FIVE BEDROOM FAMILY HOME ON A DESIRABLE LEAFY ROAD JUST NORTH OF SUMMERTOWN IN NORTH OXFORD.**



Davenant Road is a pleasant tree lined side road north of Summertown in residential North Oxford. Summertown is served by a good variety of shops, banks, doctors and dentist surgeries, and has a public library and a sports centre with pool. It is well located for all the popular North Oxford and central Oxford schools, and there is good access to the city centre and the ring road via Banbury and Woodstock Road with a regular and frequent bus service. Oxford Parkway is a short distance with services to London Marylebone taking just under one hour.

Further information

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Council Tax Band G

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.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 8BU



Approximate Gross Internal Area 2758 sq ft – 257 sq m

Ground Floor Area 1373 sq ft – 128 sq m

First Floor Area 813 sq ft – 76 sq m

Second Floor Area 572 sq ft – 53 sq m



PINK PLAN  
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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	78	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### IMPORTANT INFORMATION

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