



**Woodstock Road**  
Oxford

**Carter Jonas**

## 317 WOODSTOCK ROAD, OXFORD, OX2 7NY

2 reception rooms \* large kitchen/breakfast room with Rayburn \* utility room \* four double bedrooms \* Bathroom and shower room \* gravelled front garden \* long westerly rear garden

### DESCRIPTION

An attractive four bedroom semi detached house with accommodation arranged over two floors and with scope to extend subject to the necessary consents.

The property enjoys a good layout with generous living areas to include two bright and welcoming reception rooms, perfect for entertaining or relaxing. The large well-equipped kitchen/breakfast room offers ample storage and a fitted Rayburn range.

Upstairs, there are four comfortable bedrooms, each with distinctive features with large windows that flood the rooms with natural light. There is also a bathroom and a shower room. The house is complemented by a private westerly garden to the rear and the front is mainly gravelled providing a driveway and parking for a number of cars.

### LOCATION

The property is situated in this desirable Central North Oxford location a little over a mile north of the city centre, on the favoured west side of the Woodstock Road. To the south-east is the popular area of Summertown with its specialist shops, supermarkets, restaurants and wine bars. Nearby leisure facilities include The Oxfordshire Health and Racquet Club and the University Parks as well as Port Meadow. The area is renowned for its choice of both state and private primary and secondary schools.

## A HANDSOME SEMI DETACHED FOUR BEDROOM FAMILY HOUSE WITH GRAVELLED DRIVEWAY AND WEST FACING REAR GARDEN IDEALLY PLACED JUST NORTH OF SUMMERTOWN.



## ADDITIONAL INFORMATION

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

**Directions:** OX2 7NY

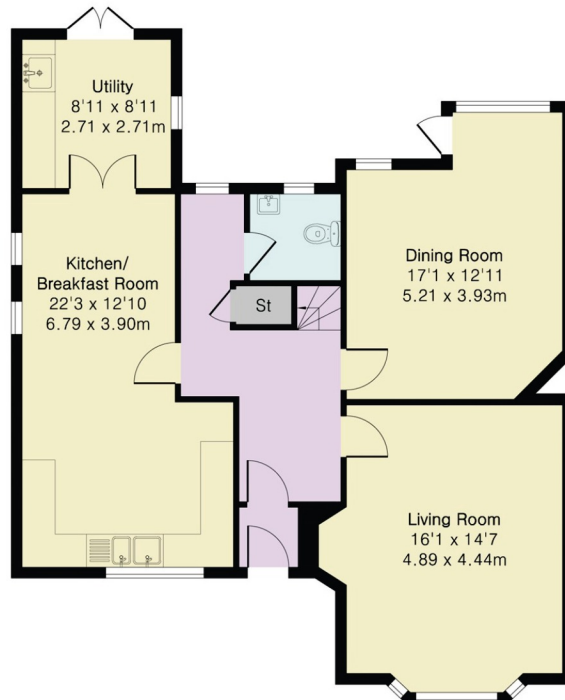
Tenure: Freehold  
All mains services are connected.  
Council Tax Band G  
EPC rating D  
Local Authority: Oxford City Council  
Broadband and mobile speeds can be checked at [checker.ofcom.org](https://checker.ofcom.org)



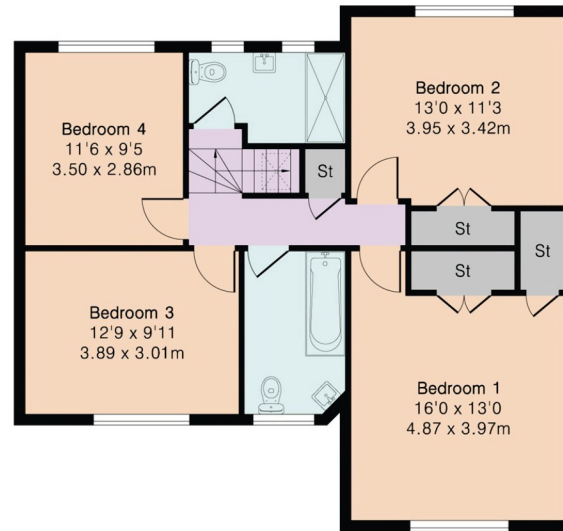
**Approximate Gross Internal Area 1731 sq ft - 161 sq m**

Ground Floor Area 927 sq ft – 86 sq m

First Floor Area 804 sq ft – 75 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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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