

# 191 WOODSTOCK ROAD

OXFORD • OX2 7AB



**PENNY &  
SINCLAIR**

# 191 WOODSTOCK ROAD

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## Description

191 Woodstock Road is a handsome, bay fronted Edwardian semi-detached house built in 1902 to a design by H W Moore. With a floor area of 4,283 sq ft arranged mainly over three floors with a basement in addition, the property provides a substantial and beautifully presented home of elegant proportions typical of its era with spacious rooms and the feeling of light and space enhanced by high ceilings and large windows including stunning stained glass windows to the half landings. Situated on the corner of Frenchay Road, the house has a feeling of openness and is complemented by a west facing walled garden and a gated driveway providing ample off street parking.

To the ground floor, arranged off the welcoming reception hall with staircase rising to the first floor, are the three principal reception rooms. The drawing room is a particularly attractive room with marble fireplace and large bay window to the front and the study/sitting room also with fireplace, has fitted cupboards and shelving to one wall. Arranged at the rear of the house enjoying an outlook over the garden, the dining room, kitchen and conservatory provide an excellent entertaining and family gathering space. Off the kitchen is the utility room with access to the rear garden. In addition, leading off the reception hall are the boot room, a ground floor bathroom and access to the basement, part of which is currently used as a gym. At first floor level are the master bedroom with fireplace and separate dressing room, and a spacious bathroom with





roll top bath and large walk-in shower. Also on this floor are two further elegant and spacious rooms with fireplaces, currently arranged as a library and sitting room but also provide the potential for an impressive master bedroom suite. On the half landing as you approach the first floor, is a single bedroom with en-suite shower. On the second floor are four further bedrooms and a further bathroom arranged on the half landing.

Approached from Frenchay Road, gates open to the gravelled driveway which continues to the front of the house and provides parking for several cars. The west facing rear garden is an attractive feature of the property providing a secluded setting with mature borders and trees and a terrace leading off the conservatory and kitchen.

### **Situation**

Situated in Central North Oxford providing good access to all the day to day shopping facilities of Walton St and Summertown including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. The property offers easy access to a wide range of highly sought after schools in Oxford including The Dragon, St Edward's and Oxford High School. For commuting there are two stations, Oxford mainline station offering a regular service to London Paddington and Oxford Parkway station to London Marylebone just north of the ring road.

### **Directions**

From the offices of Penny & Sinclair proceed south down the Banbury Road turning right into Moreton Road. At the end of the road turn left into Woodstock Road. The property will be found on the right hand side on the corner of Frenchay Road. The entrance to the house is from Frenchay Road.



## Viewing Arrangements

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

## Services

All mains services are connected.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Penny & Sinclair.

## Tenure & Possession

The property is freehold with vacant possession on completion.

## Council Tax

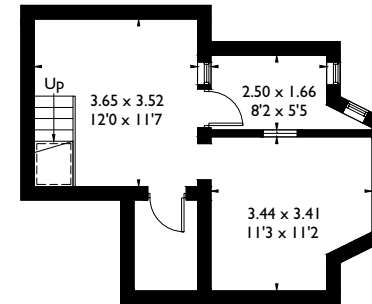
Council Tax Band H

## Local Authority

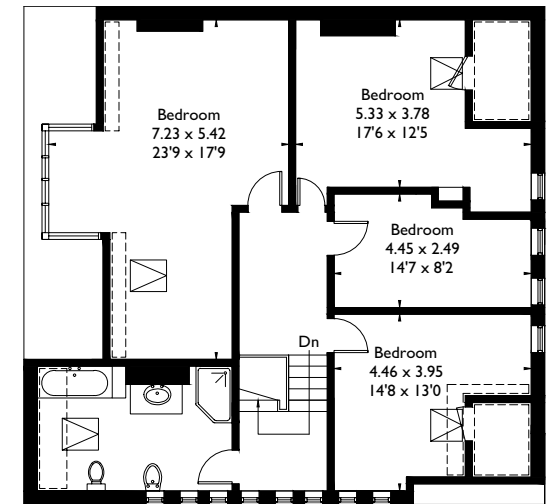
Oxford City Council, Town Hall, St Aldates, Oxford OX1 1BX



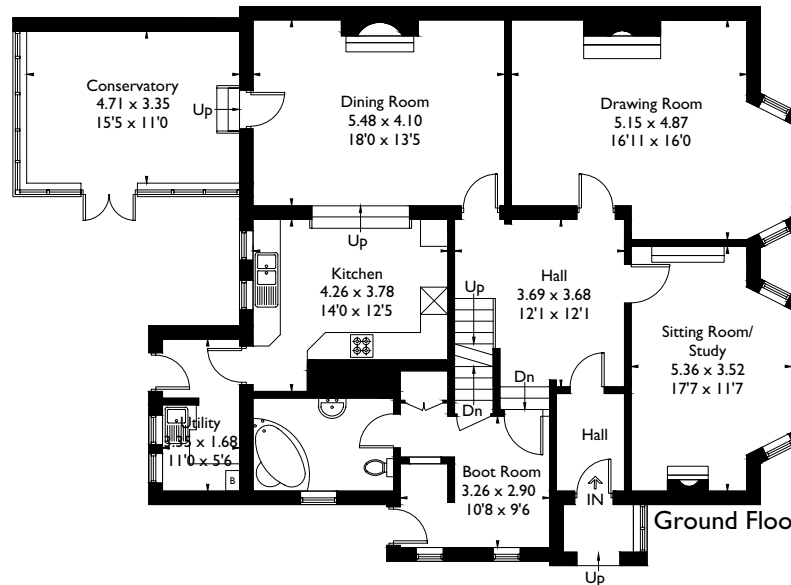
Approximate Gross Internal Area = 397.9 sq m / 4283 sq ft



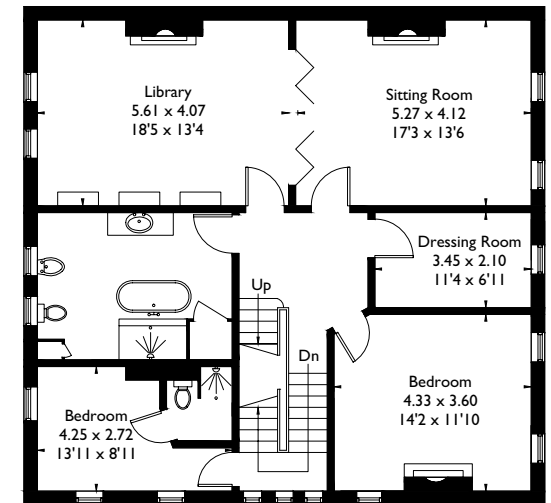
Basement



Second Floor



Ground Floor



First Floor

## Agents Contact details



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Details prepared and photographs taken May 2017