

91

HAMILTON ROAD, OXFORD, OX2

£1,250,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

91

HAMILTON ROAD, OXFORD, OX2

Situated within one of Summertown's most sought-after side roads is this well presented five-bedroom bay fronted semi-detached family home with an abundance of charm and character at just over 1800 sq. ft. Upon entering the home, you are immediately struck by the beautifully tiled entrance hall which in turn leads through to the bay fronted south facing primary reception room with a wood burning stove. The contemporary kitchen sits within the middle of the house with an open plan dining/family area adjacent, this room spans the full width of the house with twin ceiling lanterns and bi-fold doors directly onto the rear garden. A very useful shower room completes the lower level.

£1,250,000



Upon the first floor are four of the five bedrooms, all served by the main family bathroom and an ingenious study area ideal for those working from home. The master bedroom with ensuite is on the second floor. Externally newly replaced block paved parking for two cars to the front and an EV charging point as well as an Asgard bike store with power for electric bikes. The rear garden combines both a patio and lawn area with a selection of mature trees and shrubs. At the foot of the garden is the detached studio which is fully insulated with light/power a great home office, gym or kids' playroom. Directions From John D Wood & Co Oxford Office proceed north along the Banbury Road, taking the third turning on the right hand side, proceed through the cross road where the house is situated on the left hand side clearly indicated by the for sale board. Location The property provides excellent access to the centre of Summertown with its range of shops, restaurants, cafes and other facilities including library, health centre and sports centres and is just over a mile from the City Centre and connected by frequent bus services along the Banbury and Woodstock Roads. The city provides a wide range of recreational and cultural facilities including theatres, restaurants and museums.



Within easy walking distance are several excellent schools including The Dragon School, Oxford High School for Girls, Wychwood School for Girls and St Edward's School. The property is also in the catchment area for highly regarded The Cherwell School. Reference OXF220142



