



Hamilton Road, North Oxford

Carter Jonas

14 HAMILTON ROAD OXFORD OX2 7PZ

Semi-detached period home • Sitting room • Open plan kitchen/dining/family room • Office • Four double bedrooms (master w/ juliet balcony) • Family bathroom & two ensembles • Landscaped garden w/ shed & patio • Off street parking

DESCRIPTION

A beautifully presented family home retaining many period features, high ceilings and original fireplaces. The property is further enhanced with a pretty landscaped rear garden and off street parking at the front.

The front door opens into a spacious entrance hall with doors off to the main reception rooms and stairs to the first floor landing. The sitting room is situated at the front of the house and is particularly light and airy with a large bay window. The spacious kitchen/dining/family room is at the rear of the property leading out to a brick built conservatory with hard wood windows offering great entertaining space, doors open out onto a generous terrace laid with stone slabs. There is also an office on the ground floor with fitted Neville Johnson units and a cloakroom.

From the hall, stairs rise and turn to the first floor landing with access to three double bedrooms and a superb family bathroom, the bedroom at the front of the property has a large bay window and an ensuite shower room. The main bedroom is located on the top floor with an ensuite shower room and a juliet balcony giving lovely views over the pretty garden.

OUTSIDE

The front driveway provides off street parking. The rear garden has been landscaped and is particularly attractive, with a terraced area and well stocked flower beds, a wonderful twin stemmed magnolia tree and a range of established shrubs and borders. A large shed sits at the far end of the garden with an electricity supply with a compost area to the side.

A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN AND OFF STREET PARKING SITUATED ON A SOUGHT AFTER SIDE ROAD IN SUMMERTOWN, NORTH OXFORD.







SITUATION

The property is perfectly located for access to many of Oxford's renowned choice of state and private schools with cycle lanes and public transport nearby and is within easy reach of Summertown's excellent variety of shops, restaurants, cafes and bars, doctor and dentist surgeries, various sport centres and a public library.

The A34 and M40 are a short drive away and Oxford Parkway is also nearby with trains to London Marylebone in approximately 55 mins.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444 or David Doyle Estate Agents - E: sales@daviddoyle.co.uk Web: www.daviddoyle.co.uk

Services

- Council Tax Band F
- EPC D
- Oxford City Council
- Gas
- Mains drainage





Hamilton Road, Oxford, OX2

Approximate Area = 1602 sq ft / 148.8 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Total = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Carter Jonas. REF: 1013029

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.