



**Duke Street**  
Oxford

**Carter Jonas**

## 15 MARLBOROUGH COURT DUKE STREET OXFORD OX2 0QT

4 bedrooms  
3 reception rooms  
3 bathrooms  
off street parking

### DESCRIPTION

This spacious four bedroom family home is situated in a superb location at the end of a no-through road in desirable West Oxford close to the city centre and Oxford railway station.

Many of the rooms enjoy enviable views over the park and river. A useful porch opens into the hallway and a study at the front of the house with a cloakroom, spacious dining room and kitchen opening on to a conservatory at the rear with doors to the garden. The whole ground floor benefits from underfloor heating.

The sitting room is on the first floor with wonderful views over parkland and the river and has the added benefit of a balcony. The main bedroom with ensuite bathroom with far reaching views is also on this floor. The top floor offers 3 further bedrooms one with an ensuite and a family shower room.

The property has the added benefit of solar panels, which generate a small income, and also planning permission for a ground floor rear extension.

The garden is mainly laid to lawn interspersed with bushes and various flower beds, there is a rear gate at the end of the garden. The front driveway provides parking for two cars.

### LOCATION

Marlborough Court is situated at the end of Duke Street in West Oxford and is well placed for access to three primary schools and the popular Matthew Arnold and Bartholomew secondary schools.

**AN ATTRACTIVE END OF TERRACE, MODERN TOWN HOUSE WITH WONDERFUL VIEWS OVER PARKLAND LOCATED CLOSE TO SCHOOLS, OXFORD CITY CENTRE AND OXFORD RAILWAY STATION.**



This area is located amongst several green spaces and canal/riverside walks. There is a thriving community that supports a good range of local shops, pubs, a primary school, local businesses and a community centre. Waitrose is also close by within walking distance.

Further Information:

Planning permission for ground floor rear extension  
Oxford City Council ref 18/01201/FUL valid to 30/8/2024

EPC Rating: C

All mains services connected

Gas central heating

Solar panels

The location of this property is in flood zone 3

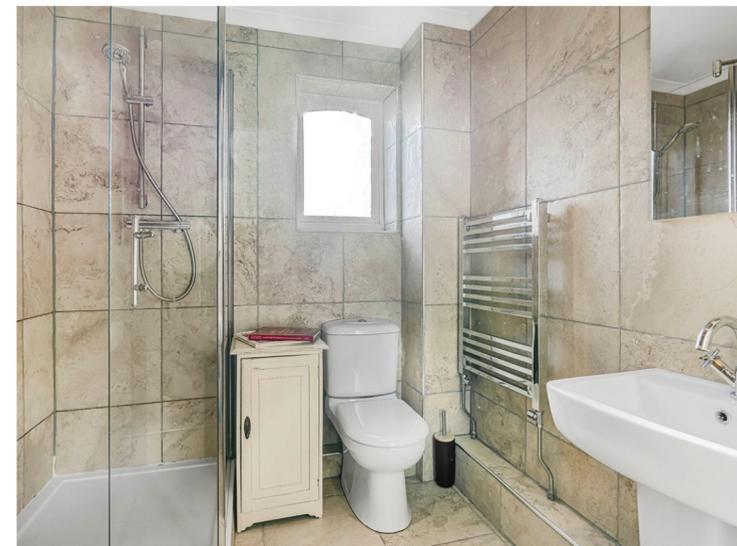
Council Tax Band F

Please note that all properties in Oxford City Council area are covered by an Article 4 Direction preventing permitted development to an HMO

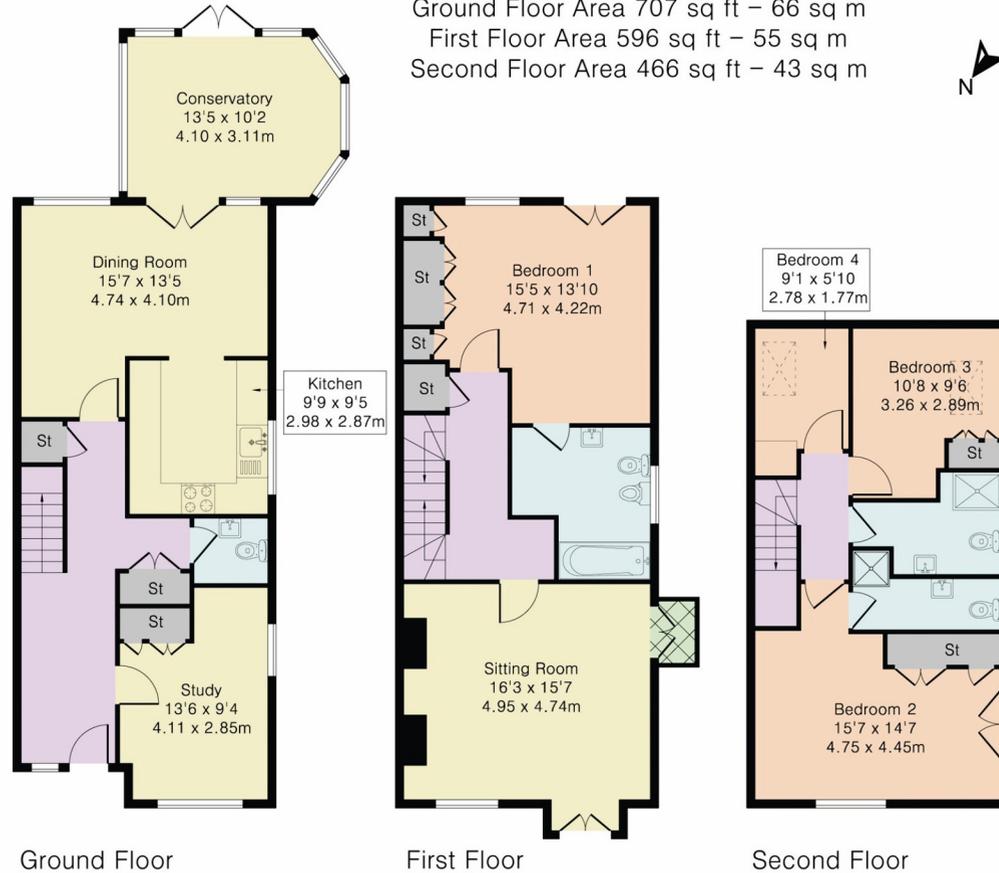
## ADDITIONAL INFORMATION

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

**Directions:** OX2 0QT



Approximate Gross Internal Area 1769 sq ft – 164 sq m  
 Ground Floor Area 707 sq ft – 66 sq m  
 First Floor Area 596 sq ft – 55 sq m  
 Second Floor Area 466 sq ft – 43 sq m



Ground Floor

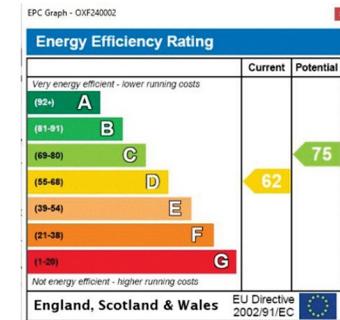
First Floor

Second Floor



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Carter Jonas



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Offices throughout the UK



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