



## 37 WOLVERCOTE GREEN OXFORD OX2 8BD

- Lovely period cottage in desirable location
- Open plan ground floor
- Separate study/bedroom downstairs
- Views over Wolvercote Green

### DESCRIPTION

A beautifully presented cottage overlooking Wolvercote Green, with a light-filled garden room opening directly onto a charming private garden.

Set in one of Wolvercote's most desirable positions, this thoughtfully modernised home enjoys a rare open outlook across the Green, creating a sense of space and tranquillity.

The house has been carefully updated and is presented in excellent order throughout, retaining many character features with wooden floors and doors. A stylish, well-appointed kitchen sits at the heart of the home, while to the rear a delightful garden room provides a dedicated dining area with French doors opening directly onto the garden. This seamless connection allows the garden to be enjoyed as an extension of the living space, bringing in light and greenery throughout the day.

Upstairs, the principal bedroom benefits from a particularly attractive outlook across the Green, drawing in natural light and enhancing the feeling of space. A second bedroom is to the rear of the house. The bathroom is generous in size.

A flexible additional room on the ground floor offers further versatility, whether used as a study, studio or occasional guest bedroom, complemented by a downstairs cloakroom.

The garden is a particular feature — attractively arranged, private and easy to maintain, it provides a peaceful setting for outdoor dining and relaxation. Combined with the open aspect to the front, the house offers a rare blend of charm, light and outlook.

Permit parking is available directly outside.

## A CHARMING PERIOD COTTAGE IN HIGHLY SOUGHT AFTER UPPER WOLVERCOTE WITH VIEWS OVER WOLVERCOTE GREEN AND ON TO PORT MEADOW YET WITHIN EASY REACH OF OXFORD CITY CENTRE. NO CHAIN



Wolvercote remains one of Oxford's most sought-after locations, offering a unique village atmosphere with immediate access to beautiful walks, while being conveniently placed for Oxford city centre and nearby Summertown.

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Local Authority: Oxford City Council

Council Tax: Band D

## ADDITIONAL INFORMATION

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

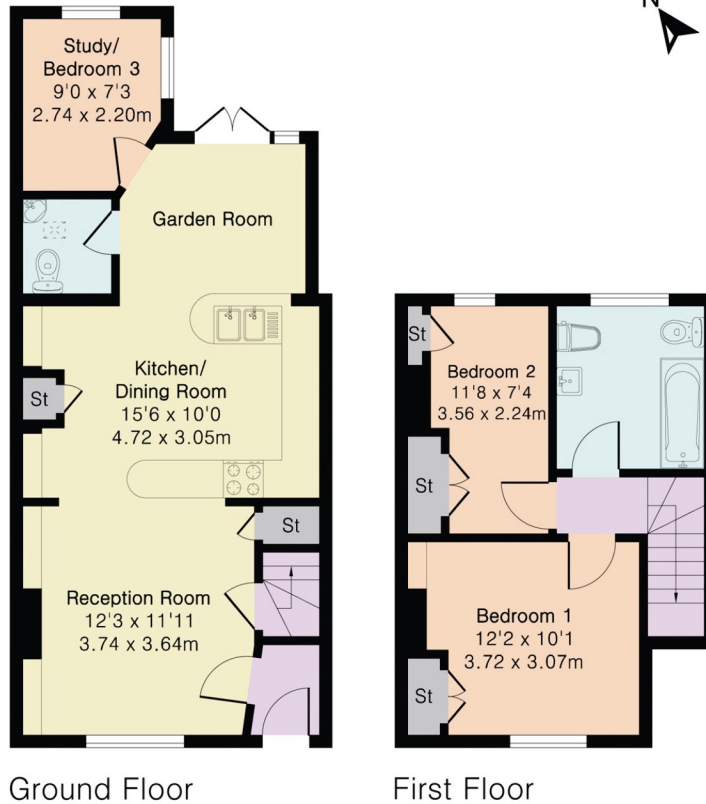
**Directions:** OX2 8BD



**Approximate Gross Internal Area 848 sq ft - 79 sq m**

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 329 sq ft – 31 sq m



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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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