



**Godstow Road**  
Wolvercote

**Carter Jonas**



## **CORRAN HOUSE GODSTOW ROAD WOLVERCOTE OX2 8PG**

3 double bedrooms  
Refitted kitchen/breakfast room  
Garage & driveway parking  
South facing rear garden

### **DESCRIPTION**

A delightful three bedroom detached, family home built in the 1970's, located in the popular village of Wolvercote. The accommodation is arranged over two floors with the ground floor providing a substantial triple aspect sitting / dining room approaching 29ft in length with a feature fireplace and sliding doors opening onto a south facing garden with patio.

The kitchen has been refitted with a range of stylish units from Harvey Jones including shark nose Silestone worktops, Miele white goods and a kitchen island/breakfast bar.

On the first floor there are three large double bedrooms and a good-sized family bathroom with bath, twin sinks, wc and walk in shower.

To the rear there is a south facing garden which approaches 90 feet in length and has multiple seating areas and well-tended shrubbery.

To one side of the property there is a carport and on the other there is a shared gravelled driveway leading to a single garage. Altogether this provides off-road parking for up to three cars.

The house offers a great opportunity to purchase a good-sized family home in a desirable location, close to Port Meadow and ideally located to enjoy all Wolvercote and North Oxford has to offer.

### **LOCATION**

Located within the Wolvercote and Godstow Conservation area, the house is ideally placed for all the amenities within the immediate vicinity.

## **A THREE BEDROOM DETACHED HOUSE WITH SOUTH FACING GARDEN, GARAGE AND OFF STREET PARKING SITUATED A STONE'S THROW FROM PORT MEADOW**





There is a local store, a number of pubs and an M&S food outlet at the petrol station on the Wolvercote roundabout. Wolvercote offers a 'village' feel with surrounding countryside and yet is served by a frequent bus into Oxford City Centre. Oxford Parkway rail station is also close by providing direct trains to London in just over an hour.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 8PG

All mains services are connected  
Gas central heating  
Tenure: Freehold  
Council tax: Band F  
EPC rating: C

Mobile and broadband can be checked at [checker.ofcom.org](http://checker.ofcom.org)

Located in the Wolvercote and Godstow Conservation area.





**Approximate Gross Internal Area 1317 sq ft - 123 sq m (Excluding Carport )**

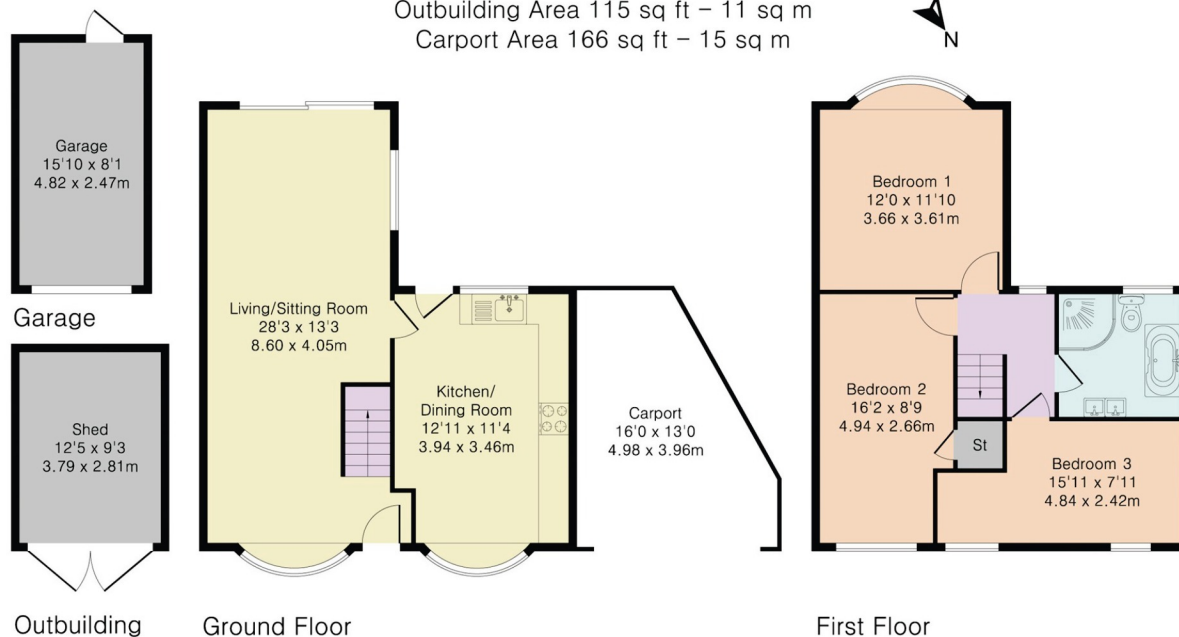
Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 533 sq ft – 50 sq m

Garage Area 128 sq ft – 12 sq m

Outbuilding Area 115 sq ft – 11 sq m

Carport Area 166 sq ft – 15 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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