



**Lovelace Road**  
Oxford

**Carter Jonas**

## 14 LOVELACE ROAD, OXFORD OX2 8LP

3 bedrooms, shower room, 2 reception rooms, kitchen.  
Driveway, mature east facing garden

### DESCRIPTION

Situated in this highly sought-after North Oxford area, just north of Summertown and a short walk from Cutteslowe Park, this delightful three-bedroom detached house offers a rare opportunity to acquire a characterful home with potential to extend (subject to the necessary consents).

Set back from the road with a private driveway, the property boasts a mature east-facing garden and retains many original features. Built in the 1930s and owned by the same family since 1964, the house has seen only modest changes over the years, including a small rear extension added in the late 1970s.

### Accommodation

The accommodation is arranged over two floors and comprises:

- ❑ Entrance Hall – Welcoming hallway with stairs rising to the first floor.
- ❑ Front Reception Room – A bright sitting room with bay window and fireplace.
- ❑ Rear Reception/Dining Room – A spacious second reception room with fireplace and direct access to the rear garden.
- ❑ Kitchen – Fitted with original larder and side access to the garden.
- ❑ First Floor – Two generous double bedrooms (one with bay window), a single bedroom, and a family shower room.

## A CHARMING 1930'S DETACHED HOME WITH SCOPE TO EXTEND ON A DESIRABLE NORTH OXFORD SIDE ROAD CLOSE CUTTESLOWE PARK, OXFORD PARKWAY RAILWAY STATION AND BUS ROUTE TO CITY CENTRE



## Outside

To the front, a driveway provides off-street parking, with gated side access leading to the rear garden. The mature east-facing garden provides an attractive setting, featuring a variety of mature shrubs, roses, and trees—including a magnificent Bramley apple tree, a living remnant of the former Cutteslowe Manor Farm orchard. Additional features include a garden shed for storage and an outdoor WC.

## Situation

Lovlace Road is a desirable North Oxford side road, just a short distance from the vibrant Summertown area.

Residents enjoy easy access to a wide range of amenities including cafés, restaurants, boutique shops, and a Marks & Spencer Food Hall.

Excellent transport links are close at hand, with regular bus services to Oxford city centre from nearby Banbury Road and Oxford Parkway station offering fast connections to London Marylebone. The property is also well placed for access to the A40 and M40.

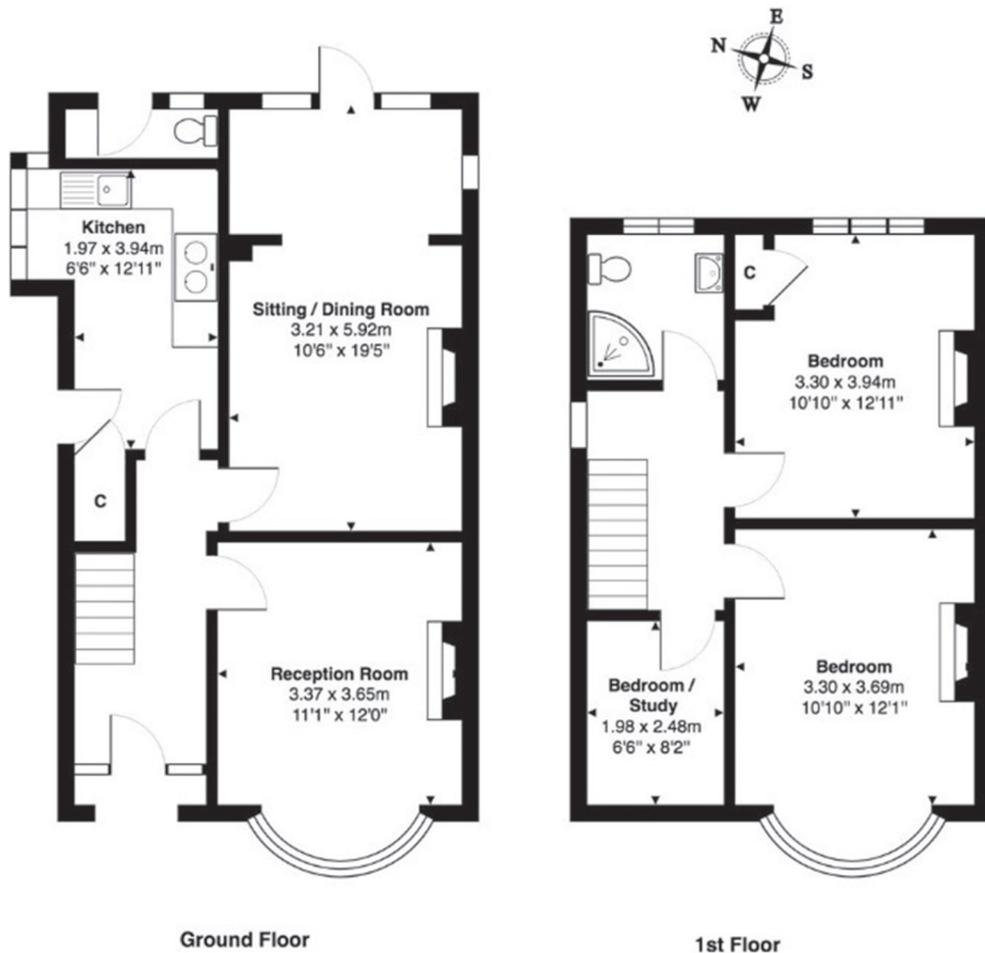
Families will appreciate the proximity to some of Oxford's most highly regarded schools. Cutteslowe Park with a children's playground is also just a short stroll away, a hidden gem so close to the city centre.

## ADDITIONAL INFORMATION

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

All mains services are connected, gas central heating, Oxford City Council. Council Tax: Band F  
Mobile phone coverage & broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).





Approx Gross Internal Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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