



Baynhams Drive
Oxford

Carter Jonas

69 BAYNHAMS DRIVE OXFORD OX2 8FF

Desirable Wolvercote village location
Flexible accommodation - 3 bedrooms plus 4th/study
Garage & off-street parking
Excellent communication links

DESCRIPTION

This modern townhouse has an interior finished to a high standard throughout. Step initially into a spacious reception hall with stairs leading to the upper floors, a handy under-stairs storage cupboard, and practical cloakroom.

The kitchen/breakfast room is ideal for entertaining, with full-height bifold doors opening onto the rear garden. It boasts a sleek range of graphite grey cabinets with Silestone surfaces, and integrated Bosch appliances including oven, wine cooler, fridge freezer, and dishwasher. A wooden breakfast bar adds warmth and functionality. Adjacent is the utility room, fitted with matching cabinetry, Silestone worktops, sink, and space for a washing machine.

The sitting room is a bright space with high ceilings, bespoke built-in bookshelves, and full-height windows offering views of Wolvercote Mill Stream. There are further: a large double bedroom with high ceilings and mirrored sliding wardrobes; a single bedroom ideal for guests or a home office; a family bathroom featuring a bath with shower attachment, vanity unit, concealed cistern WC, tiled flooring, and half-tiled walls.

On the second floor the principal bedroom suite is a luxurious retreat with twin windows overlooking Wolvercote Mill Stream, and a walk-in dressing room with fitted shelving and hanging space. The ensuite bathroom includes a generous walk-in shower, wash basin, and concealed cistern WC.

A further study offers flexibility as a nursery or additional bedroom.

A MODERN TOWNHOUSE IN THE SOUGHT-AFTER WOLVERCOTE MILL DEVELOPMENT, NESTLED IN THE HEART OF WOLVERCOTE VILLAGE. THIS PRIME NORTH OXFORD LOCATION OFFERS EASY ACCESS TO PORT MEADOW AND COMBINES VILLAGE CHARM WITH CITY CONVENIENCE



To the front, there is a private parking space and access to a single garage with an electric door, storage area suitable for white goods, and internal access to the house.

The rear garden is designed for low maintenance with hard landscaping, a pergola, two patio areas, outdoor power points, and lighting—perfect for relaxing or entertaining.

Location

Oxford Parkway Station – 2.2 miles (direct to London Marylebone)

Oxford City Centre – 4 miles

M40 Junction 8A – 10 miles

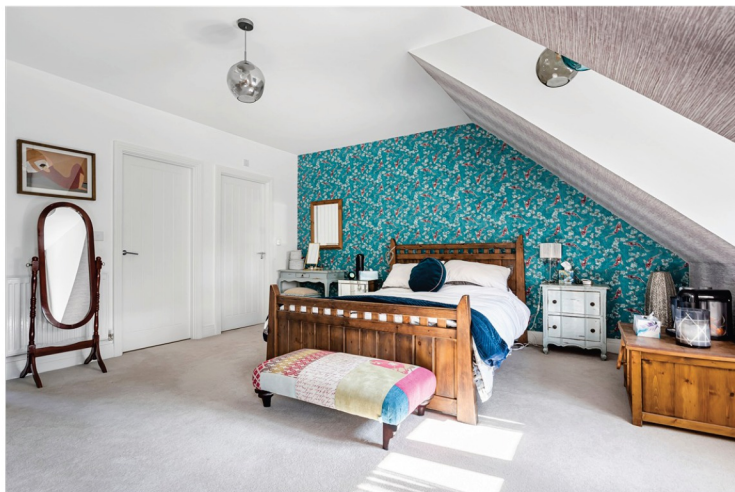
All distances and travel times are approximate.

ADDITIONAL INFORMATION

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

Directions: OX2 8FF

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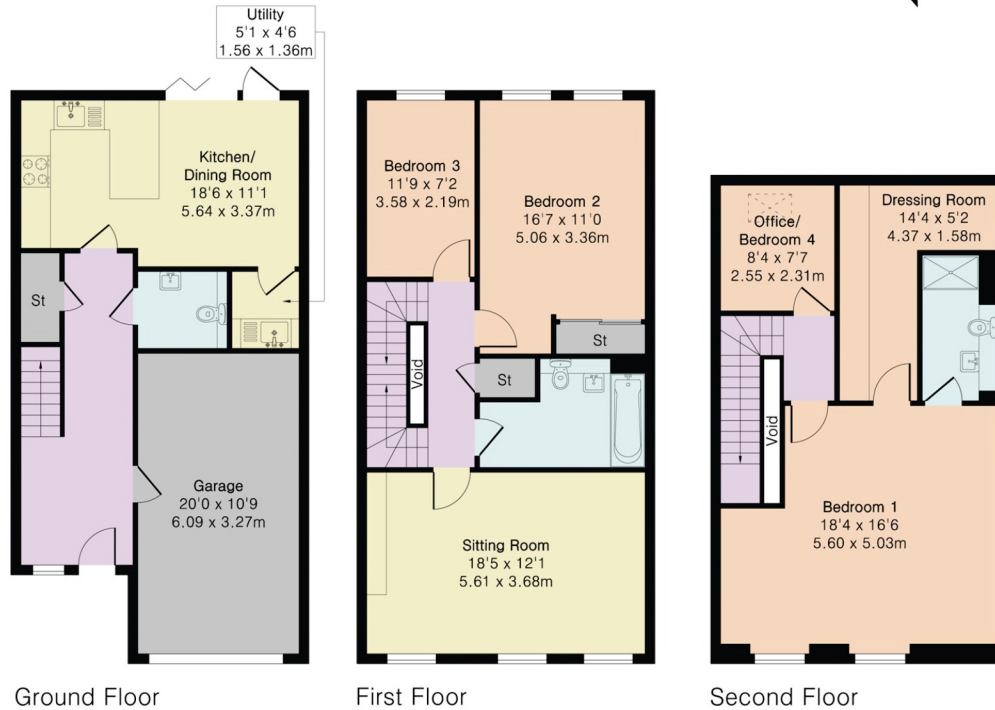


**Approximate Gross Internal Area 1893 sq ft - 176 sq m
(Including Garage)**

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 681 sq ft – 63 sq m

Second Floor Area 577 sq ft – 54 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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



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