



Eynsham Road
Botley, Oxford

Carter Jonas

BROOKLANDS, 47A EYNHAM ROAD, BOTLEY, OXFORD, OX2 9BS

4 bedrooms 3 bath/shower rooms
4 reception rooms
Kitchen, utility room & ground floor shower room
Mature gardens, garage and parking

DESCRIPTION

Positioned on the western edge of Oxford, this detached family home, built in the late 1970s, has been owned by the same family for many years. Now ready for a fresh chapter, the property offers excellent scope to update and personalise, making it an ideal project for those looking for a family home in a desirable Oxford location.

Set on a well-proportioned plot of approximately 0.3 acres, the house enjoys a mature south/west facing rear garden, offering a peaceful and private outdoor retreat. The front garden features a central driveway flanked by lawns, providing parking for several vehicles and access to the garage.

Accommodation

Arranged over two floors, the layout includes:

Ground Floor:

Welcoming entrance hall

Two spacious reception rooms

Dining room opening into a bright sunroom

Kitchen positioned at the front of the house

Cloakroom with shower

Utility room

First Floor:

Four double bedrooms, including one with en-suite

Family bathroom

SPACIOUS 4-BEDROOM DETACHED HOME WITH 0.3-ACRE SOUTH/WEST FACING GARDEN AND SCOPE FOR MODERNISATION IN PRIME WEST OXFORD SETTING



LOCATION

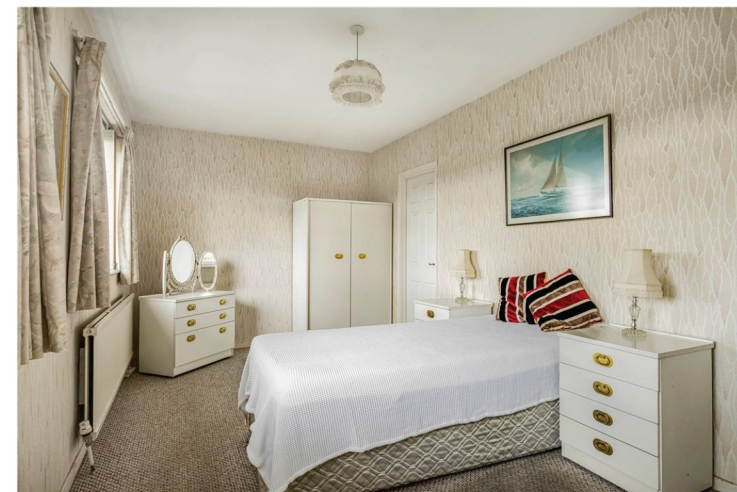
The property is situated on the Eynsham Road on the Western edge of Oxford circa two miles from the City Centre. The Westway Shopping centre in Botley has a range of amenities including a Tesco, Co-op along with a Waitrose store on the Botley Road. The area is also well served by an array of facilities including a doctor's surgery, Sports Centre, dental surgeries and library.

As well as being only a couple of miles from the city centre, Botley is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in under an hour.

ADDITIONAL INFORMATION

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

Freehold with vacant possession on completion
All mains services are connected
Gas fired central heating
Local Authority: Vale of White Horse District Council
Council tax band F
According to Ofcom, Ultrafast broadband is available at this property and there is likely to be mobile phone coverage indoor and outdoor across all networks



**Approximate Gross Internal Area 2112 sq ft - 196 sq m
(Excluding Garage)**

Ground Floor Area 1197 sq ft – 111 sq m

First Floor Area 915 sq ft – 85 sq m

Garage Area 200 sq ft – 19 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		78 C
55-68	D	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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