



Bagley Wood Road, Kennington

Carter Jonas

GIBRALTAR HOUSE, 53 BAGLEY WOOD ROAD, KENNINGTON, OXFORD OX1 5LY

Sitting room, dining room, conservatory, kitchen, ground floor bathroom. 2 double bedrooms, 1 single bedroom. Mature gardens and orchard c.0.35 acres

DESCRIPTION

Built in 1911, this charming, detached home, now requiring renovation, has been a much loved family home for many years and continues to retain a wealth of character and original period features. Positioned comfortably within its generous plot of 0.35 acres, the property offers excellent potential for extension and reconfiguration to create a substantially larger home, subject to the necessary consents.

Tucked away along Bagley Wood Road, the house enjoys mature gardens with an established orchard and is set within a delightful semi-rural environment on the edge of Oxford. The property is also well positioned to enjoy Bagley Wood, owned by St John's College, which is open to the public and ideal for walking and enjoying the surrounding natural landscape.

The accommodation is arranged over two floors. The ground floor comprises a kitchen, two reception rooms, a bathroom, and a conservatory. On the first floor there are two double bedrooms, along with a single bedroom featuring an en suite WC and wash basin.

Outside, parking is available in the lane to the front of the detached garage, from where steps lead to a pathway and the main entrance. The gardens provide a delightful setting, predominantly laid to lawn with mature borders, established trees and shrubs, and an orchard. Within the grounds is a stable with electricity connected, currently used for storage.

A CHARMING DETACHED PERIOD PROPERTY IN A SEMI-RURAL LOCATION CLOSE OXFORD REQUIRING RENOVATION AND SET WITHIN 0.35 ACRES OF MATURE GARDENS WITH AN ESTABLISHED ORCHARD. THE PROPERTY ALSO OFFERS EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO CONSENT)







LOCATION

Bagley Wood Road is a highly sought-after, treelined setting characterised by a variety of individually designed homes. Perfectly positioned between Kennington and Boars Hill, the location offers a semirural atmosphere while maintaining excellent connectivity to Oxford.

Families benefit from access to many leading schools, several located within a few miles, and Oxford city centre lies just 3 miles away. The A34 and nearby train stations at Oxford and Radley provide convenient links to London and beyond. Bus stops within walking distance offer regular services into the city.

Kennington village is a short walk and provides everyday amenities including a CoOp, Post Office, GP surgery, pharmacy and village pub. The area's natural surroundings are another key attraction, with easy access to Sandford Lock and the River Thames towpath—a picturesque route for walking or cycling into central Oxford.

ADDITIONAL INFORMATION

Tenure Freehold

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



Directions to OX1 5LY Local Authority: Vale of White Horse District Council
Council Tax Band E
Mains water, electricity and drainage connected
Broadband - according to Ofcom, Ultrafast broadband is available. Mobile - According to Ofcom, there is good outdoor cover from all providers with variable coverage indoors from two providers



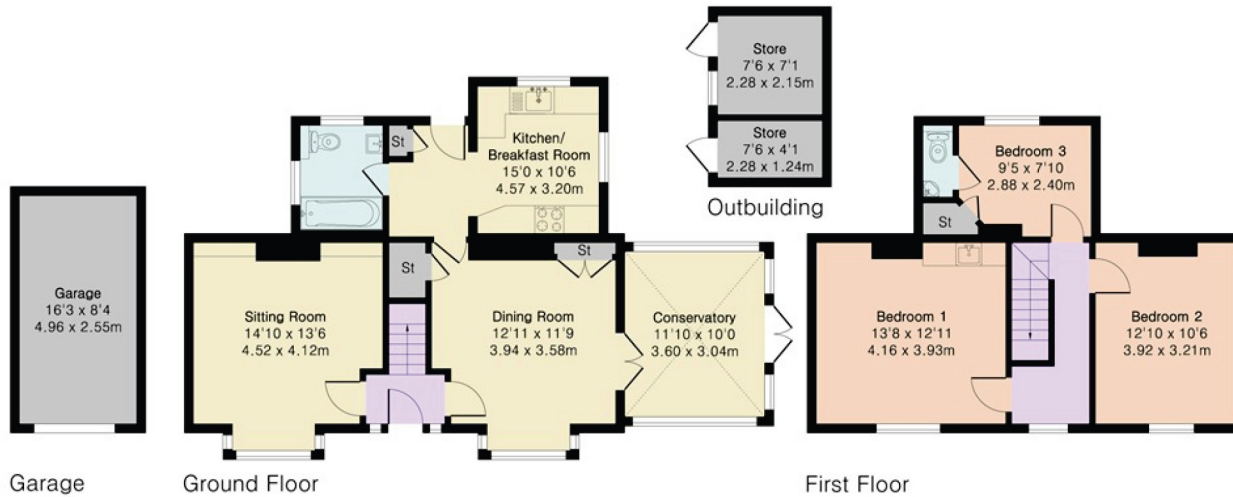
**Approximate Gross Internal Area 1230 sq ft - 114 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 490 sq ft – 45 sq m

Garage Area 136 sq ft – 13 sq m

Outbuilding Area 86 sq ft – 8 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		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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