

1 MARLBOROUGH ROAD

GRANDPONT, OXFORD OX1 4LW

1 Marlborough Road

Grandpont, Oxford OX1 4LW

A generously proportioned and beautifully presented four bedroom end-of terrace home with driveway parking and a garage.

This one of a kind family home sits on a double plot with stunning views of the river from the first floor balcony and is situated less than 10 minutes walk from Oxford city centre.

The ground floor accommodation comprises an entrance hall, utility room, WC, a large sitting room with wood burning stove, a garage, and an incredible kitchen/ diner with German engineered kitchen and bi-folding doors opening into the garden.

On the first floor there is a large master bedroom with box bay window and a large balcony boasting views over the river, a double bedroom with en-suite shower room, a third double bedroom, single bedroom, and a family bathroom.

To the rear of the property is a landscaped garden with raised patio area, lawn and side access.



Approx. 54.5ft

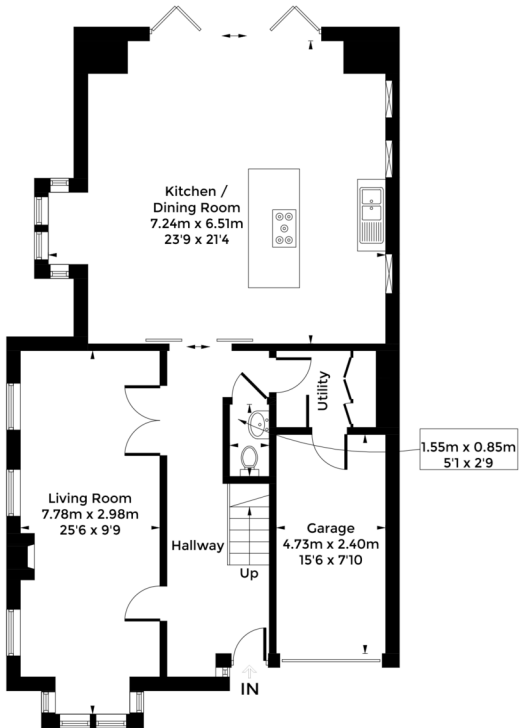
GUIDE PRICE

£1,100,000

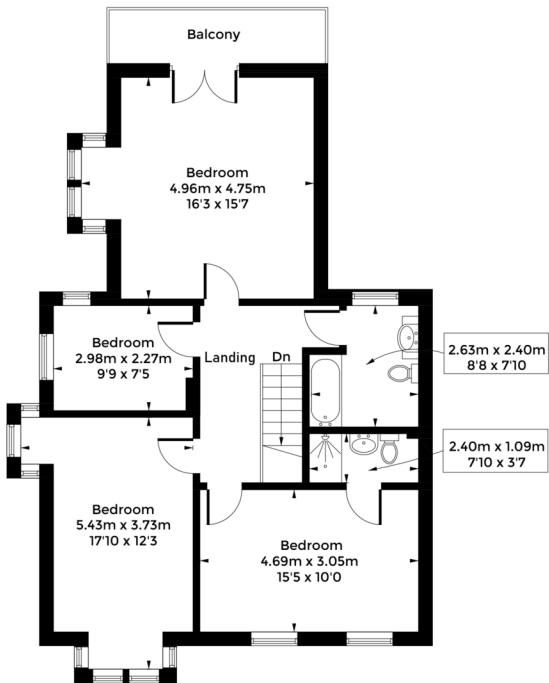




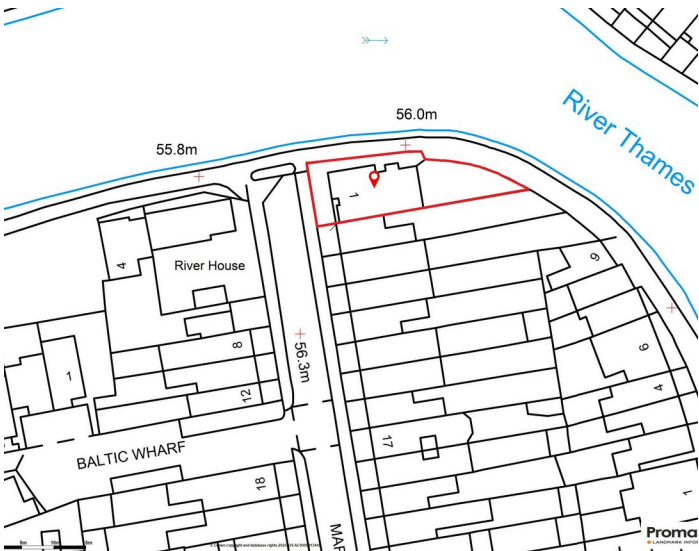
Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft
(Including Garage)



Ground Floor



First Floor



Council Tax:
Band F - £3689.64

Parking:
Single garage with parking for 1 car to front

Local Authority:
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	71	76
EU Directive 2002/91/EC		

“LOCATION COMMENT

Marlborough Road is a residential street in the Grandpont area of Oxford, just south of the city centre. The road is popular with families due to good local schooling and close proximity to Hinksey Park with its outdoor swimming pool. The city centre is only a 15 minute walk from the house and the train station is a 10 minute cycle ride away.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.