

# 42 ST. GEORGES MANOR

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4TW

# 42 St. Georges Manor

Mandelbrote Drive, Littlemore, Oxford OX4 4TW

A beautifully presented Grade II listed three-bedroom terraced home with private garden and allocated parking.

The property has just been refurbished to an exceptionally high standard and has stunning Georgian windows and high ceilings. This family home perfectly combines comfortable modern living with a tranquil, private community.

The ground floor comprises an entrance hall, an open plan kitchen/living room and WC. The brand new kitchen is beautifully designed and features high specification appliances and Corian worktops.

On the first floor there is a generous master bedroom with ensuite shower room, a second double bedroom, a single bedroom and family bathroom.

To the rear of the property there is a south-east facing garden that has recently been landscaped to create a tranquil space that is low maintenance and has rear access onto the communal grounds.



Private front courtyard

## GUIDE PRICE

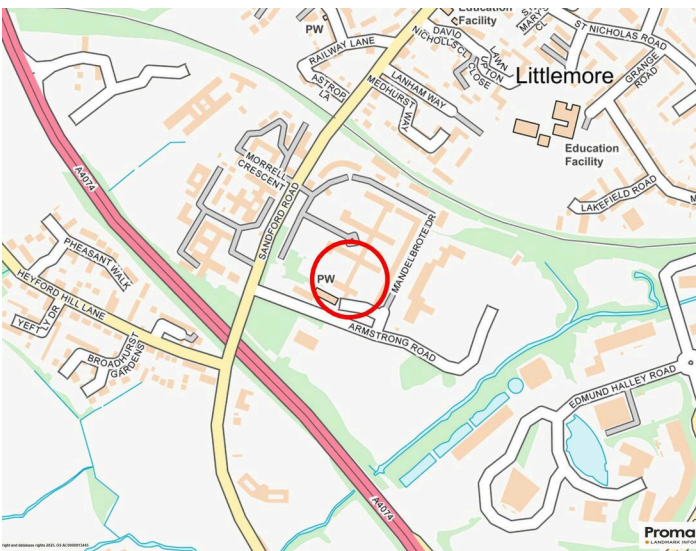
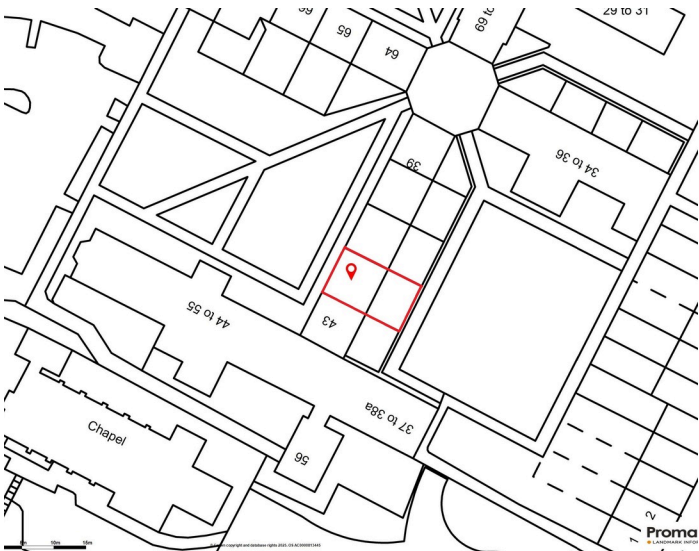
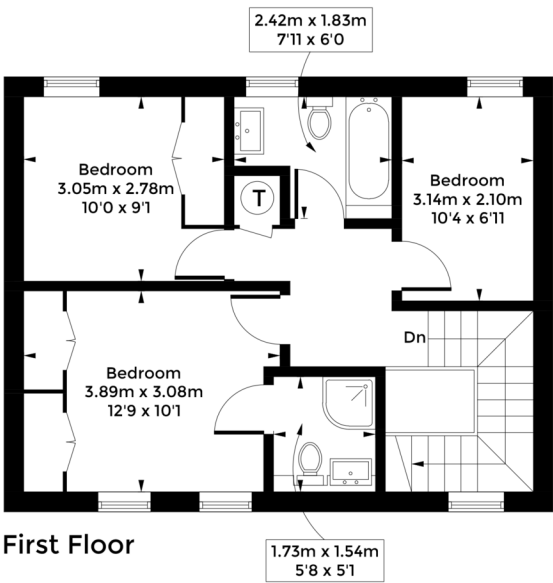
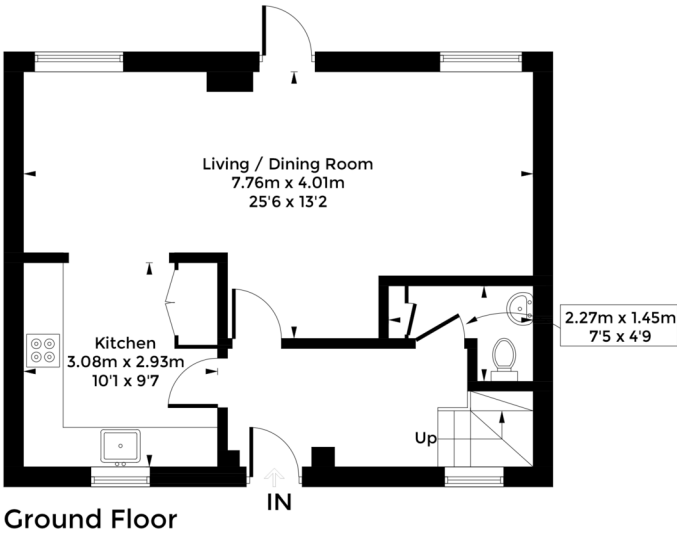
**£550,000**







Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft



**Council Tax:**  
Band E - £3151.28

**Parking:**  
Allocated space

**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		EU Directive 2002/91/EC	



# “LOCATION COMMENT

*St. George's Manor is set in 12 acres of well-maintained grounds and was converted into residential accommodation in 1999. It is well placed for the Hospitals, Oxford Business and Science Parks and within easy reach of the ring road, the A34 and rail links to London. There are good local schools within easy reach and The Europa School in Culham is accessible by bus. There is also a large supermarket within walking distance from the development.*





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