

# 27 ST. GEORGES MANOR

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4TN

# 27 St. Georges Manor

Mandelbrote Drive, Littlemore, Oxford OX4 4TN

A well presented Grade II listed two bedroom terraced home with private garden and 2 allocated parking spaces set in the stunning St. Georges Park. This spacious two bedroom house has stunning Georgian features including beautiful period style windows and high ceilings throughout.

The ground floor accommodation comprises an entrance hall, a WC, a sitting room, and a kitchen/ breakfast room.

On the first floor there is a generous master bedroom with built in wardrobe and ensuite shower room, a second double bedroom with built in wardrobe, and a family bathroom. There is a spacious boarded loft space accessed from bedroom two.

There is a private garden to the front of the house and 2 allocated parking spaces a very short walk from the property. There is also a small outdoor space to the rear of the property with an outside tap and storage unit. There is also a dedicated visitors car park near the entrance to the development.



2



1



2



Communal grounds.

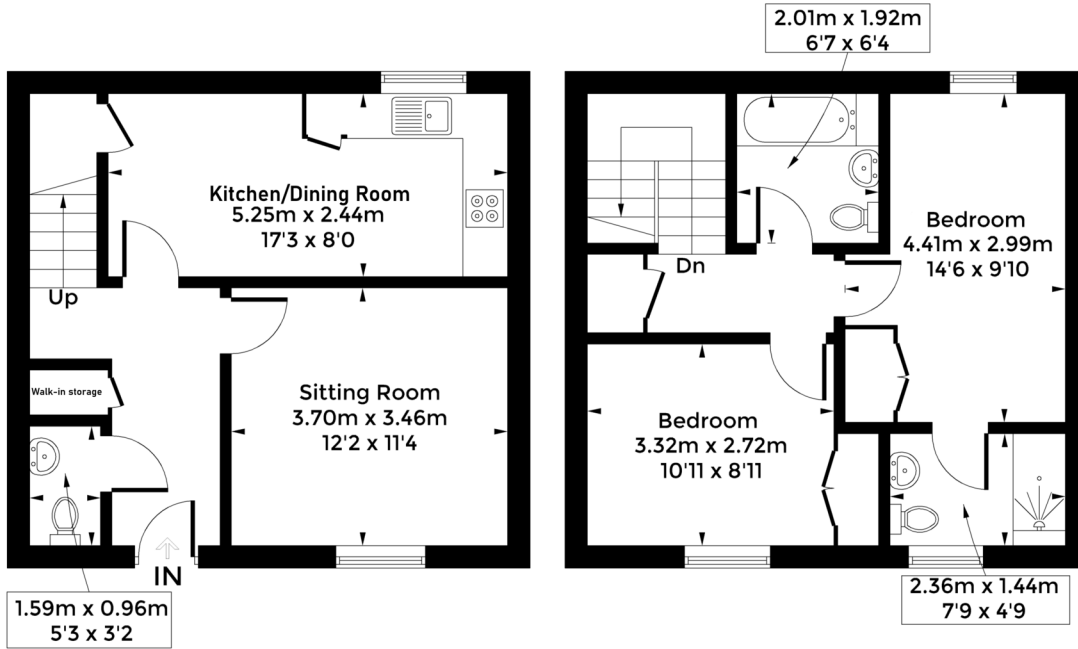
## GUIDE PRICE

**£450,000**



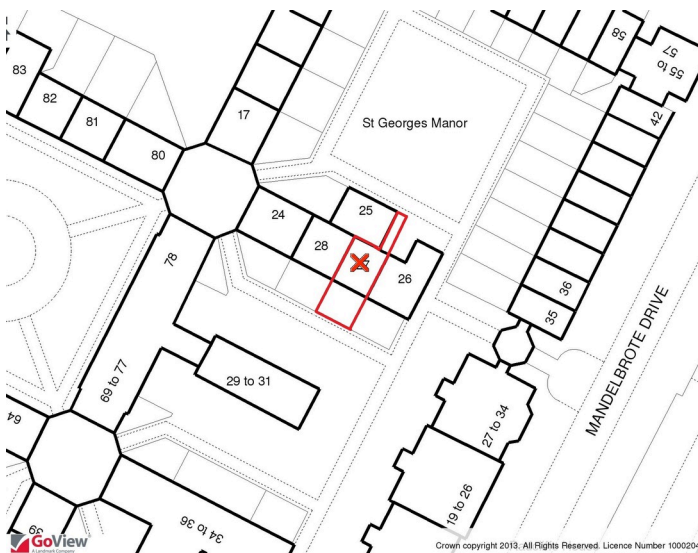


Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Ground Floor

First Floor



**Council Tax:**  
Band E - £3151.28

**Parking:**  
2 allocated spaces & visitors parking

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

*St. George's Manor lies 3 miles southeast of Oxford and is set in 12 acres of splendid, well maintained communal grounds with allocated parking for each property and a separate visitors' parking area. Well positioned for access to the Oxford Science and Business Parks, the ring road and the A34.*



# 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

## 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



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



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.