



33 Burgess Mead
Oxford

Detached family home on the canal close to Oxford city centre in sought-after north Oxford

The property, built in 2000, is well appointed throughout and offers flexible accommodation over three floors.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE & PARKING



GARDEN



FREEHOLD



CITY



2895 SQ FT



**GUIDE PRICE
£2,000,000**



Location

The property is located in a sought-after, no through road, just north of Jericho and the historic City centre and on the western side of popular central north Oxford. On the Oxford canal and very close to Port Meadow the house is within striking distance of the city amenities and pretty open spaces (Port Meadow). There is also the added benefit of a public play area and football pitch approximately one hundred yards away across Aristotle Lane and the proximity to St Philip and James primary school. Jericho has many popular bars, restaurants and a cinema with the well-known Anchor pub being nearby (150 yards). Charming North Parade is also close by (0.6 miles). Summertown to the north provides a more comprehensive range of shops, a library and sports centre. Other schools such as the Dragon, Summerfields, Oxford High, St Edwards, Magdalen College School and the Cherwell School to name a few are also nearby. Both the Oxford station and Oxford Parkway station provide mainline rail links into London Paddington and Marylebone respectively - Oxford to Paddington from 51 mins.

The Property

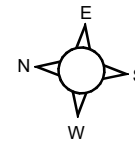
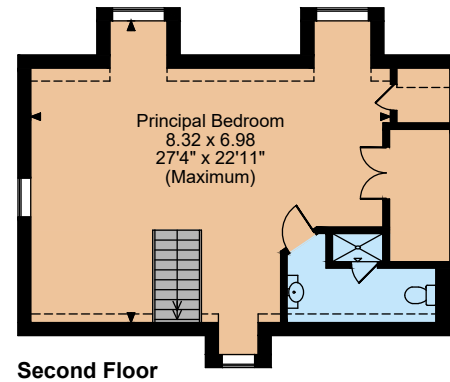
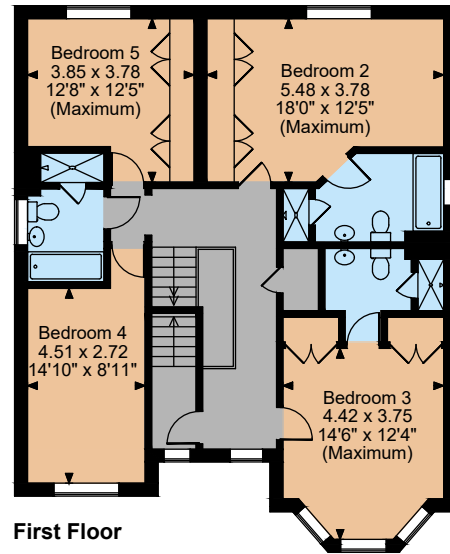
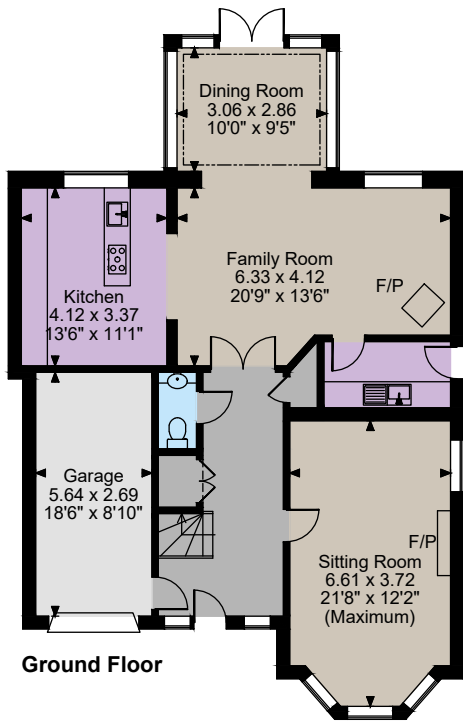
The lay-out can be seen on the floor plan. On the ground floor there is a generous hallway, sitting room and an open plan kitchen/dining/family room which spans the whole rear of the house. The kitchen is well laid out and fitted by Bulthaup. There is a separate utility room, integral garage and downstairs WC. On the first floor there are two en suite bedrooms, two further bedrooms and a family bathroom. The second floor is the large principal bedroom with an en-suite shower room. It is rare that modern detached houses become available so conveniently located for the city centre.

Outside

There is a garage and off-street parking. The garden to the rear has a small lawn and a wide paved terrace and backs on to the canal tow path, lovely for walking and access to the city.







The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

House internal area 2,732-2,895 sq ft (254-269 sq m)
For identification purposes only.

Directions

OX2 6XP
///what3words universally.encounter.novel

General

Local Authority: Oxford City

Services: All mains services, Gas fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Mileages:

Oxford centre 1.2 miles

Summertown shops 1.3 mile drive, 0.9 mile walk

Oxford station 1.7 mile drive, 1.1 mile walk

North Parade 0.8 mile drive, 0.6 mile walk

Oxford to London Paddington by rail from 51 mins.

St Philip & St James Primary school 120 yard walk

The Dragon school 0.9 mile drive, 0.7 mile walk

Oxford High School 1.1 mile drive, 0.8 mile walk

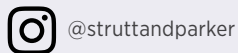
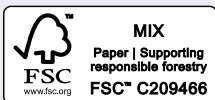
Oxford

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