



TWELVE OAKTHORPE ROAD

PINK &
BLACK

Where it is

Summertown and the living is easy! If you know why Summertown is such a great place to be then forgive me, the rest of the world needs to know. There is a buzz in Summertown you won't find anywhere else in Oxford. This comes largely from the great mix of residents: academics, musicians, doctors and business people, young and old. Choose from a great variety of restaurants on South Parade: Portabello, quite European; Cibo, serving the best pasta out of Italy; and Mamma Mia, which is great for a quick pizza with the children. If jazz is your thing then you must book at Joe's on Thursday night, or for a family supper visit La Dolce Vita. As you can see, eating out is not a problem. When you fancy a quiet night in, or for day-to-day provisions, you can choose from Marks & Spencer, Co-op and Tesco. So, you know that you can eat and socialize to your heart's content. What next? A visit to Esporta, a few minute's walk away, where you can swim, play tennis or go for the burn at the gym or in one of the many aerobic classes. Back into town: for the fashion conscious there are various boutiques and shoe shops and, if you still need a reason to spend more, why not spoil yourself at one of the many hairdressers or beauty salons. The relatively newly opened North Wall Arts Centre is proving a huge success. Here you can pop along to enjoy art exhibitions, live music and theatre events. You really could exist in Summertown and never leave as there is everything you need here on the doorstep. Oxford mainline station gets you into London. Paddington in approximately one hour and the A34 and Ring Road are both a few minutes drive away. So why does everyone want to be in Summertown? Well, if we haven't given you reason enough, there are also the schools: The Dragon, St Edwards, and The High School are all nearby and you will also be in the catchment area for The Cherwell School.

Why we love it

Country living smack bang in the centre of town: this house just feels right, with an instant familiarity that makes you feel at home.



What it's got

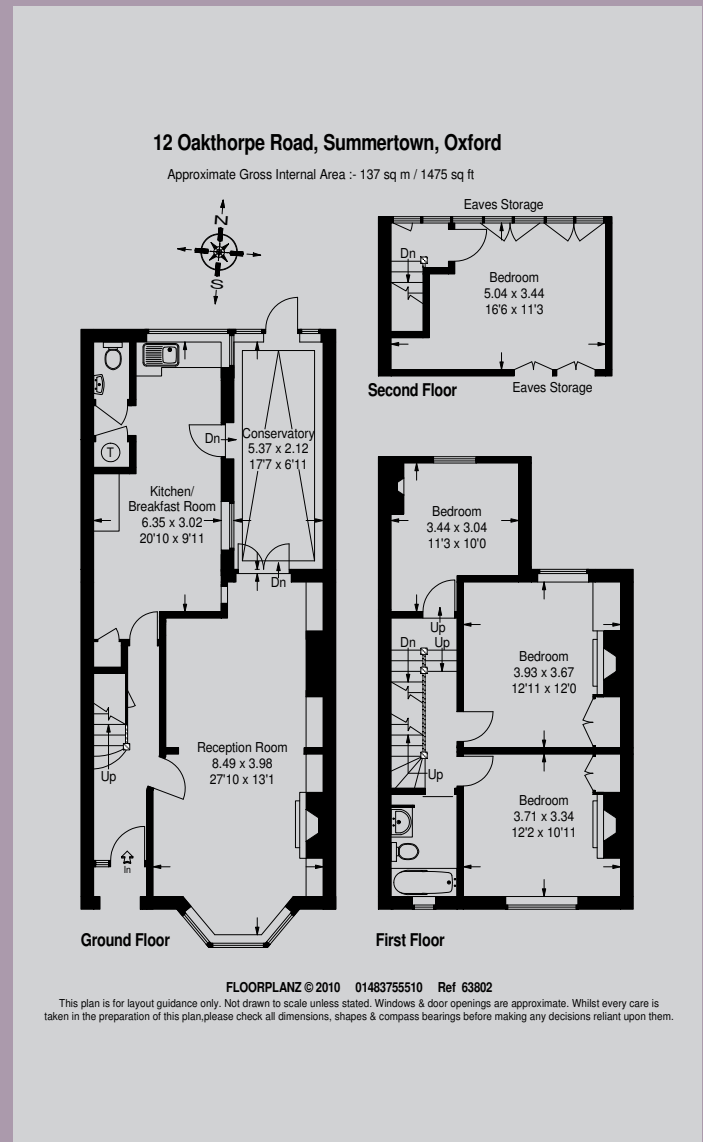
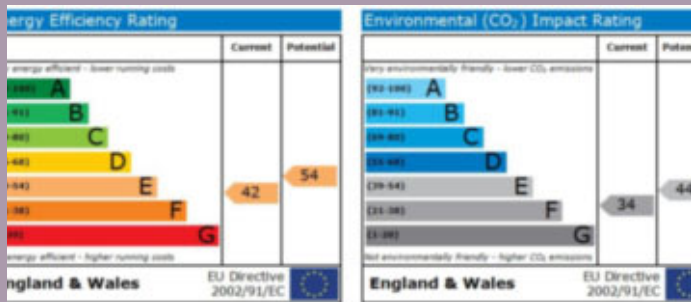
Very few townhouses have the privacy the moment you walk through the front gate that you will find here at Twelve Oakthorpe Road. You will be enticed and intrigued and want to know what lies behind. Your journey starts in the small hallway which leads you into the open-plan living area which, depending on the way you live your life, could easily double as sitting room and family room or dining room depending on your needs and desires. The flow of this property really works, the same of which cannot be said of all homes. The sitting room has wonderfully tall ceilings which are enhanced by the open plan aspect of the room. There is an open fire which adds to the atmosphere of this friendly room. You could be forgiven for thinking that you were in a country home when you enter the kitchen. This a room of true character with beautiful furniture creating a free feel to the room; casual kitchen suppers would be a treat to attend. A conservatory leads from the kitchen and into the garden; a great addition in the summer months. Travel to the first floor where you will find three double bedrooms and the family bathroom. The master bedroom has a gas fire so the ambience in this room is both romantic and snug. On the second floor there is a fabulous room which has windows the length of the room: the view is fantastic; there is room for a showeroom up here and this possibility has been investigated successfully. I see a fight for this room coming. The garden is simply charming; a real haven to relax in at the end of a busy day. Carefully landscaped by the current owner for easy maintenance this is a garden to enjoy and not to keep you its slave every weekend. There are a variety of well established shrubs, plants and trees; the fragrant roses add to the charm of the garden.

How to get there

From the Ring Road, travel towards Summertown on the Woodstock Road. After St Edward's School turn left into Oakthorpe Road and Number Twelve will be found on the left immediately next door to the Pink & Black Office. You are very welcome to park in front of the office; if you warn us that you need parking we will try to ensure that the space immediately in front of the office is free.

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Summertown, Oxford, OX2 7BE



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