



STONOR VILLA



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77 BULLINGDON ROAD, OXFORD  
OX4 1QL

City living at its best; sophisticated interiors combined with a modern living environment in this eclectic setting. Attention to detail rarely seen elsewhere and an absolute appreciation of the period make this one of the best houses available in the market today.

Oxford City Centre 1 mile, Oxford Station 1.7 miles

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01865 515919

14 Oakthorpe Road  
Oxford  
Oxfordshire  
OX2 7BE

## WHAT IT'S GOT

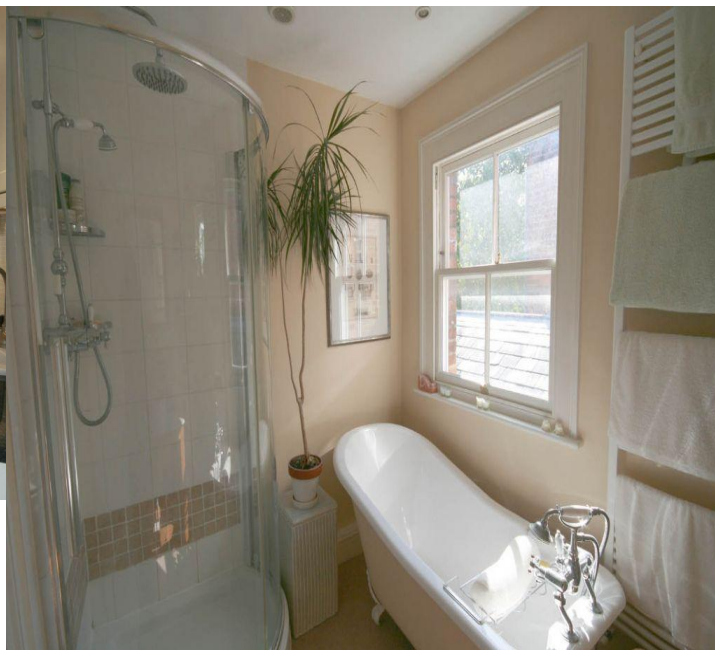
The entrance says it all, not pretentious just beautiful. This is a house that feels like home, perfectly sized rooms, lots of character, and oodles of space. Beautifully renovated and thoughtfully extended by the current owners who have a passion for restoring a property back to its original glory, while combining the convenience of modern living that we all desire. The library is elegant and comfortable – there are large doors that fold back to the sitting room so these rooms can be separate. The sitting room has an open fireplace for those chilly winter evenings. The living space on the ground floor is quite open-plan, the dining area will surely be witness to many more happy parties and family lunches, open to the kitchen, it is exactly what everyone wants for modern relaxed living, you can be busy cooking and still socialise with guests. The kitchen has been ergonomically planned with a central island, the units plentiful. This large social living space overlooks the garden and has French doors – perfect on a summer's day to enjoy the Chelsea Flower Show standard garden. There is a utility room with a loo which backs onto the wine cellar cupboard, should you wish for a downstairs shower room to incorporate the utility and wine cellar would be ideal. On the first floor the bedrooms are charming and calming, the master bedroom is vast with a vaulted ceiling. There are three further bedrooms. The family bathroom certainly has the 'wow' factor with a Victorian roll top bath, separate shower. The garden rounds this superb house off perfectly, where better to relax at the end of a busy day, the creation of the vendor over years, this has to be one of the best landscaped gardens in town. A classic architectural garden, the focal point being a carp pond with water lilies. An abundance of careful planting make this garden a pleasure to observe.





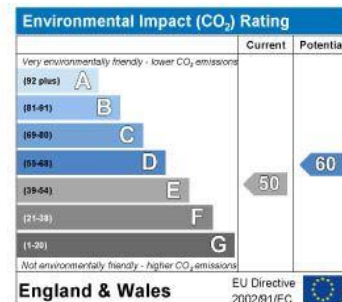
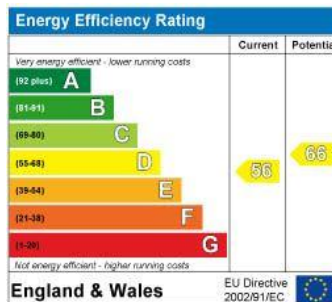
## WHERE IT IS

Bullington Road is in the heart of vibrant East Oxford which is a mile from the City Centre. On your door step there is a profusion of restaurants and shops that satisfy a vast slice of the community. From café culture and a hearty fry at Café Coco while you catch up with friends on a leisurely Sunday morning to good home cooked polish comfort food there is something for most people here. Meet up with friends at young guns Chris Manners and Alex Arkell's Rusty Bicycle, still getting rave reviews from the harshest critics. If a Michelin star restaurant is on your tick list then look no further than the Magdalen Arms. Oxford's never been short of cool kids with guitars and designs on the perfect pop song; if you want to meet them there'll probably be at the O2 Academy. If you want something a little more relaxing there are some wonderful concerts at the Jacqueline Du Pre Music Building. You would be hard pushed to go out in need of absolutely anything and not find it hidden in one of the interesting stores along the Cowley Road. For those of you who want to keep the excesses at bay there is the Roger Bannister sports ground, followed by a relaxing sports massage by Tom Bedford. The Botanic Gardens are a short walk, where better to contemplate the next to the river; all this and no maintenance. All this and a bus into London every five minutes.



## HOW TO GET THERE

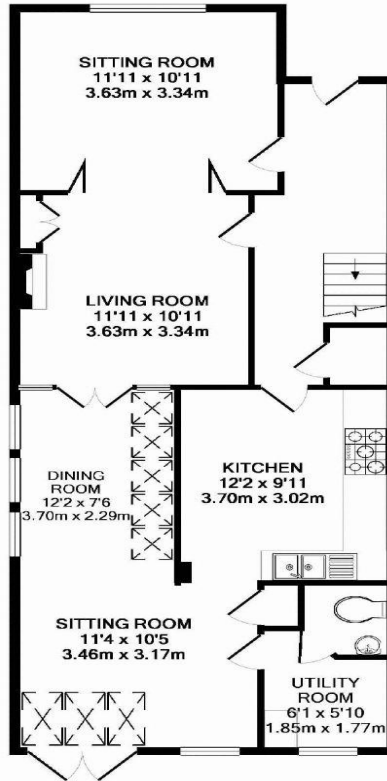
From Oxford City Centre continue over Magdalen Bridge to The Plain. Take the third exit left onto the Iffley Road. James Street is the right after Blockbuster. Bullingdon Road will be found on the left



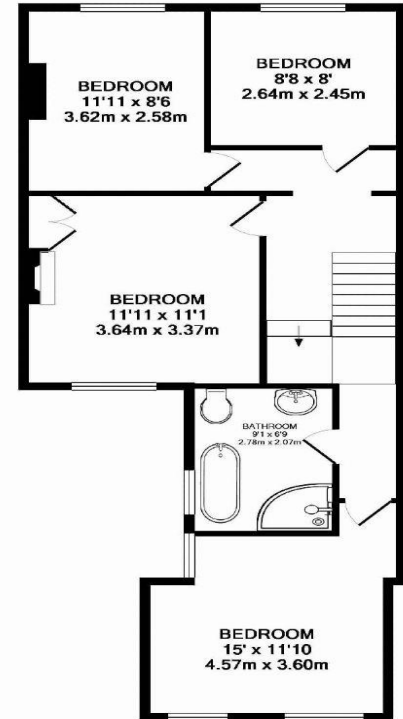
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GROUND FLOOR  
APPROX. FLOOR  
AREA 777 SQ.FT.  
(72.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.5 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure this plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. For find out more about KeyAGENT please visit [www.keyagent.co.uk](http://www.keyagent.co.uk) (Tel: 0845 475 4150)

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