ESTATE AGENTS
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SPIRE & SHIRE

Flat 2, Cherwell Lodge Water Eaton Road, Oxford, OX2 7QH £1,400 Per Month

A really light and bright apartment sitting in an ideal location, with lovely views over the meadows to the rear.

A light and spacious apartment, providing fabulous countryside views and communal gardens. 17 ft living room with bay window, modern kitchen and bathroom, garage and beautiful communal gardens. Available immediately for long term. UNFURNISHED.

Summertown and North Oxford is a unique suburb of Oxford. In some ways it is a village within the town as it's blessed with so many amenities, shops, bars and restaurants as well as a deep feeling of its own community. Access to road and rail transport links, schools, frequent bus services etc is peerless. And the development is right next to Sunnymead Park, plus Cutteslowe Park with its big play ground, lake, tennis courts, lovely walks and model railway - all just ten minutes' walk away over a footbridge so you can get there without even stepping onto a pavement.

Cherwell Lodge sits in an enviable position on the side of a quiet residential street just a brisk walk or short cycle ride from Summertown central. It overlooks the wonderful Cherwell River (a favourite for punting) that meanders past to the rear, with its own communal lawns and a bridge into the meadow behind, beyond which is the delightful open pastureland. The apartment was planned to take advantage of this view, and it makes full use of that. The layout is also cleverly designed for the likely audience, giving the main bedroom a surprisingly generous amount of space, while leaving a second bedroom that's fine as a useful guest room but more likely the ideal home working space. And outside the plot offers both wonderful communal lawns as well as a garage. Combine all these assets and this is a really fab place to live.

Head through the main door and a wide hallway with good natural light greets you. To the right, the second bedroom is a lovely space, a decent double room complete with wardrobe, and it overlooks that wonderful view across the meadows behind. Opposite, the hallway includes a cupboard handy for coats etc. Just beyond, the main bedroom is a very good size, an unusually spacious double room, again with wardrobe, this time looking out across the rather pretty Victorian houses of the quiet road outside. Serving both bedrooms is a pleasant, modern bathroom in very good condition with a shower over the bath.

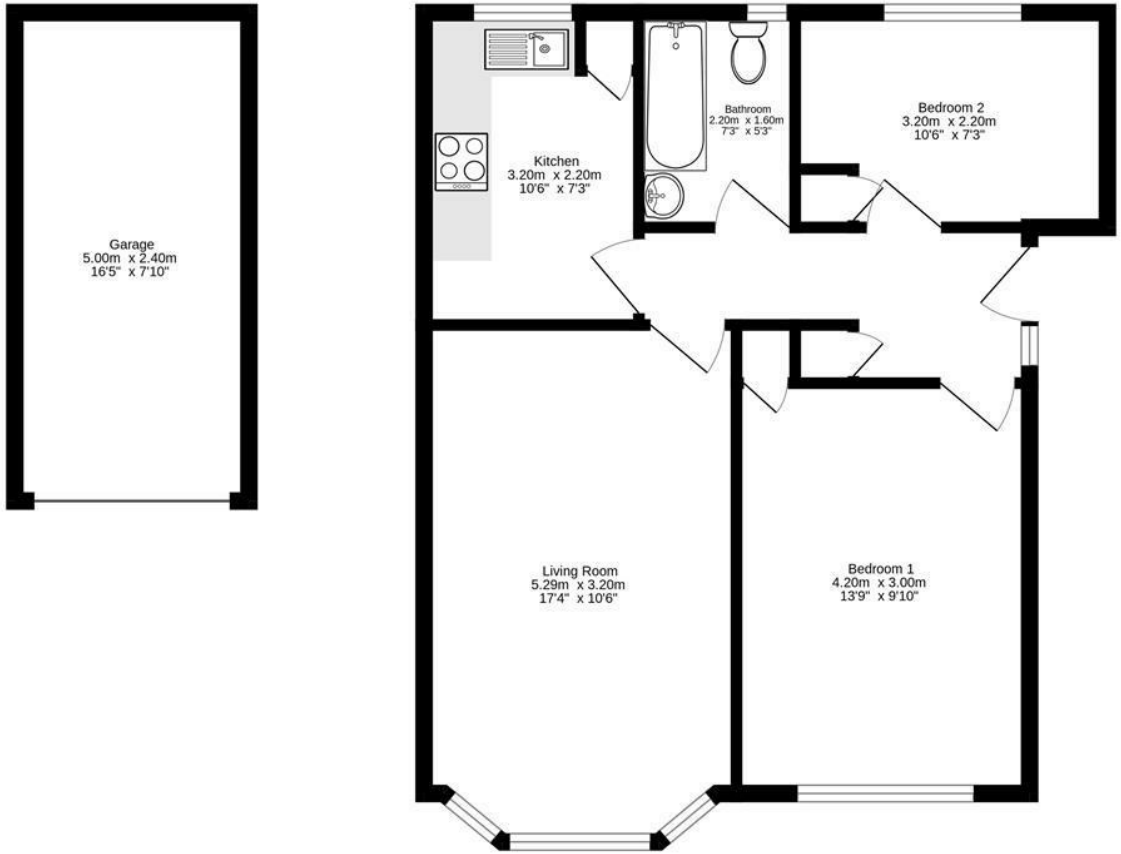
At the end of the hallway, kitchen and living room sit opposite one another. The kitchen has been refitted recently and is presented impeccably. A fridge/freezer and washing machine are both included, and a modern stainless steel oven is fitted. The contrast of dark floor and light units/walls/splash back tiling is really pleasing. And the same view enjoyed by bedroom two is seen here from a window behind the sink - a pleasant diversion from the washing up! The living room opposite is surprisingly spacious. A large bay window to the front provides a lot of natural light throughout the room. The dimensions and proportions are excellent, so much so that it's easily able to accommodate a dining table to one end and a full suite of sofas, easy chairs etc to the other.

Outside, to the front the block is set back behind a paved entrance flanked with low walls. Behind, the garaging is set into the underside of the building. To the rear, a beautiful lawn runs the full width of the plot, complete with various trees gently framing the view. The river bank edges the plot to the rear. From here the land disappears off to countryside, a really unusual green space to be enjoyed by all.

Mains water, electric, gas CH
Oxford City Council
Council tax band C
C.£2,070 p.a. 2023/24

- Splendid views
- Refitted kitchen
- Garage to rear
- Two double bedrooms
- Refitted bathroom
- Beautiful communal gardens
- Large living room with bay
- Wardrobes and storage
- Easy access to Summertown

Ground Floor
64.5 sq.m. (694 sq.ft.) approx.



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TOTAL FLOOR AREA : 64.5 sq.m. (694 sq.ft.) approx.

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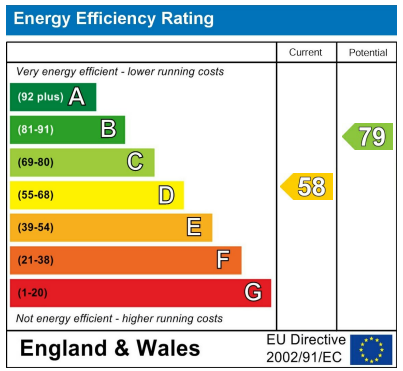

to discuss this property or to arrange a viewing please call, or drop us a line
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