





12, Templar Road, Oxford, OX2 8LT

Guide Price £750,000

Requiring some updating but already extended, a great opportunity to improve a lovely home set in a fine plot with a beautiful garden.

An extended semi detached mid-war house with a wonderful open-plan kitchen to the rear overlooking a beautiful, south facing garden with 16x12 workshop. Four bedrooms (two are currently combined but their doors remain), two bathrooms, living room with bay window, utility room & toilet. NO CHAIN.

If you were to choose the suburb of Oxford in which to live, the Cutteslowe area of North Oxford would be competing for top slot. Within a mile of your front door is a diverse selection of parkland, schools, shops, eateries and bars, a popular golf course, plus both a mainline London-bound rail station and trunk roads to reach each compass point. And yet unlike many urban areas the plots are larger, there's little passing traffic, and the houses have a feeling of good space around them. As a place to raise a family while enjoying all these amenities, there are few rivals.

Number 12 has been in the same ownership for some years, a warm and welcoming home for any family looking to enjoy all the area has to offer. Extended to offer more accommodation, including an expansive kitchen/day room, it also features a really lovely, long garden. Aspects of the interior could do with some updating but it is presented in generally good order throughout, ready for the next owners to make their mark.



Stepping into the hall, the stairs head up and away from you with a store cupboard beneath. Windows above and to either side of the front door ensure a good flow of light across hall and stairs. Looking right the living room is a good size, and your eye is immediately drawn to the open fireplace and the large bay window - both attractive features. It's a pleasant room, light and positive with good proportions.

Past the stairs, the house has been extended and redesigned to create a wonderful layout that can accommodate 99% of the family's day-to-day needs. Behind the stairs, there's a modern cloakroom with toilet and wash hand basin. Next door, the utility room provides a good range of store cupboards, plus a sink and space for a washing machine. And from here the next door opens into the integral garage.

The main space naturally lends itself to a range of uses due to the open-plan layout. On the right the chimney breast remains, with an aperture for a fire if desired. This is a currently a useful seating area. To its left there's more than ample width to house a dresser, chest or such like. Thereafter the kitchen is neatly arranged to the left side with a run of units centring on a modern Rangemaster. And there's a fridge/freezer, plus dishwasher fitted in addition to a double sink placed perfectly for a view down the garden while you're washing up...

As the extension runs across the whole width at the rear, it is more than ample for a large dining table next to the kitchen, with a wide area to the right that's perfect for relaxing bathed in sunlight from a large roof light window overhead and a set of French windows with flanking windows either side. Even on the dulllest days it's a bright space, and in summer with the doors open it connects perfectly to the terrace outside.

Upstairs, the extension produced a four bedroom layout. Today, the pair of double bedrooms to the right are combined as the occupants wanted a wonderful, large room with a sleeping area to the front and a large dressing room to the rear (which contains a wide range of storage and wardrobes fitted). While this is delightful as-is, if it were desired the two could be separated once again for very modest cost as the two original doors to the landing have been retained.



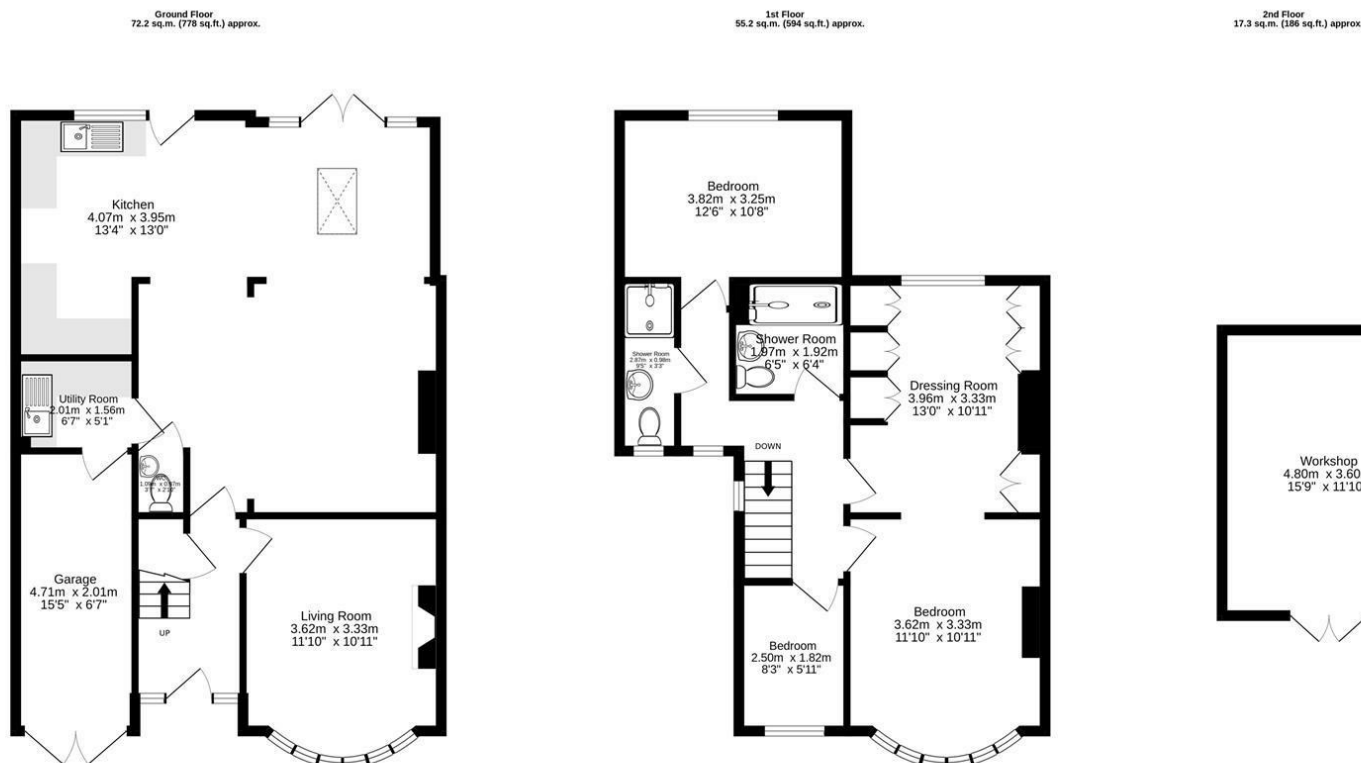


Next door, the smallest bedroom is likely a child's room or study. At the opposite end of the landing, the main bathroom has been refitted in recent times to contain a shower rather than a bath. Full width, a low level pan and folding screen make for easy access, plus there's a modern thermostatic control. And while the final bedroom is not strictly en-suite, it may as well be since the second shower room sits right next to it. This bedroom is a generous size, and the wide window to the rear offers a delightful view across the gardens behind.

Outside, the driveway in front of the garage offers parking for one vehicle, plus there's unrestricted on-road parking immediately next to the kerb. A low wall fronts the garden, with an area of lawn flanked by various pretty shrubs. Behind the house, the terrace runs the full width, with low walls separating the terrace from the garden beyond. A few steps lead down to a lovely mature lawn that runs a good distance between stunning borders that are packed with a charming and diverse mix of shrubs, flowers and mature trees. Towards the far end, a hedge hides the large workshop at the bottom which offers scope for many pursuits including a possible outside office.



Material Information QR code:



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TOTAL FLOOR AREA : 144.7 sq.m. (1558 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Thoughtfully extended
- Bathroom & shower room
- Two further bedrooms
- Wonderful open-plan kitchen
- Utility room & cloak
- Pretty & extensive garden
- Living room with bay window
- Two bedrooms combined to one
- Garage & parking

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	64	76

Mains water, electricity, gas CH
 Oxford City Council
 Council tax band E
 C.£3270 p.a. 2026/27
 Freehold

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