

**MANOR**

40B BLANDFORD AVENUE  
OXFORD | OX2 8DZ



This impressive five-bedroom home enjoys a highly sought-after North Oxford location, providing convenient access to excellent transport connections, local amenities, and highly-rated private and state schools.

5



2



3







The ground floor offers generously proportioned living spaces and a free-flowing layout. The welcoming entrance hall features a leading staircase, convenient cloakroom and a formal reception room. The heart of the home is the open-plan kitchen, dining and living area, which connects to the landscaped south-facing garden. Additionally, the property benefits from a basement level containing a cinema room, practical laundry facilities, and storage space.

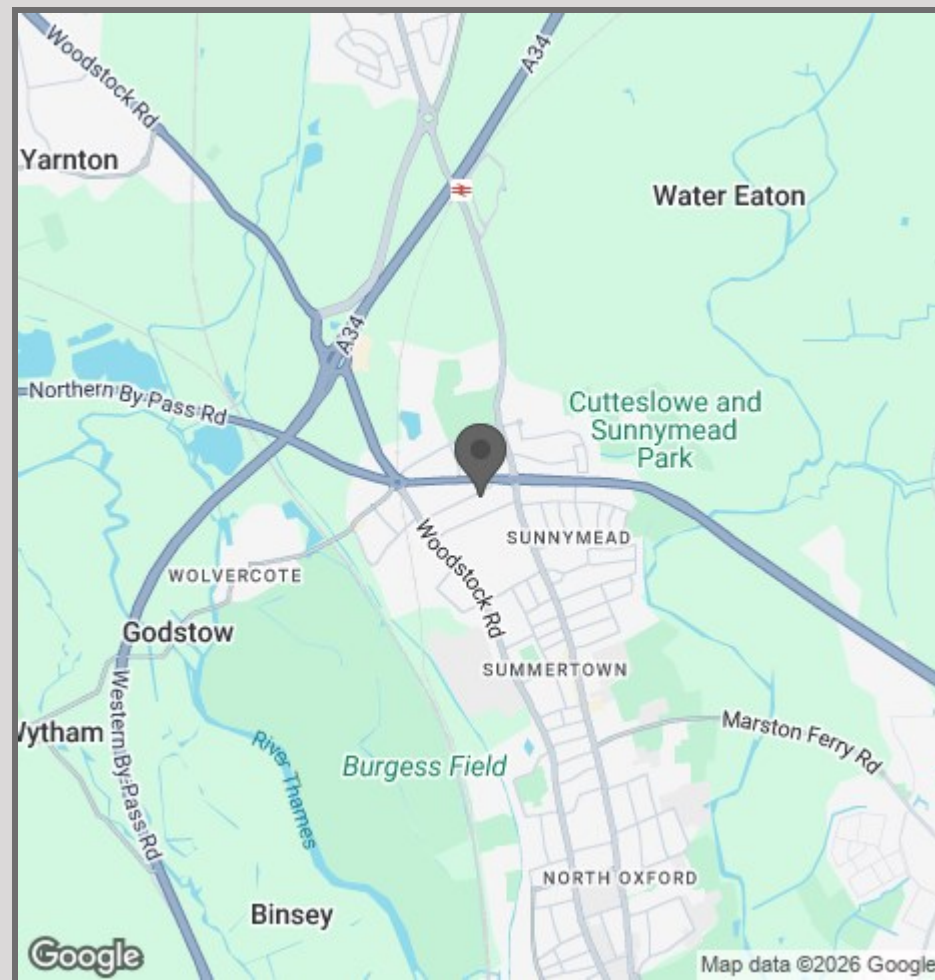
Accommodation extends across two additional floors, with five well-appointed bedrooms served by family bathrooms on each landing. The master suite provides extensive fitted wardrobes, and en-suite facilities.

The property is completed by the landscaped garden, perfect for both relaxation and entertaining. The outdoor space flows naturally from the patio area through to the established lawn and mature planted borders. Additional benefits include convenient side access and private off-street parking.



Blandford Avenue is conveniently located for easy access to the Oxford ring road, connecting to the A40 and M40 to London. Oxford rail station has regular services directly to London Paddington (approximately 53 minutes), and Oxford Parkway station has services to London Marylebone (approximately 62 minutes)

- North Oxford Location
- Five Bedroom Home
- South Facing Garden
- Off-Street Parking
- Ideal For School Catchment
- Ideal For Commuter Access
- Amenities Nearby



42 High Street  
Woodstock  
OX20 1TG

01865 955500

hello@manoroxford.com

www.manoroxford.com

MANOR

**MANOR**