



MANOR
OXFORD



Longworth Road is an elegant residential street tucked away off Kingston Road in central North Oxford, and on the doorstep of the beautiful open countryside of Port Meadow. All of the city centre amenities are within walking distance, including the railway station, Oxford colleges, theatres, restaurants, and shops.









Situation

The property is situated in an excellent location in the sought after area of Walton Manor, with the charming local shops of Walton Street including restaurants, bars, and a cinema close by. Port Meadow is a few steps away, and the comprehensive facilities of Oxford City Centre, University departments, and a range of excellent schools for all ages are all within walking distance.

There are rail services within easy reach to central London in under an hour from Oxford mainline (London Paddington) and Oxford Parkway (London Marylebone) stations, and from the coach station at Gloucester Green, there are frequent buses to London Victoria, Heathrow, Gatwick, and Stansted airports.

Description

This ideally-located Victorian family home in Walton Manor has undergone a top-to-bottom restoration, returning it to its late 19th century-style splendour. The house is unusually light due to its orientation and the bay-fronted windows running to the top of the house. It offers flexible accommodation over four floors including a self-contained annex with separate access. The comprehensive renovation has retained and enhanced period features, such as original fireplaces while adding modern comforts including a luxury period bathroom and kitchen, and high-quality flooring.



A bright lower-ground floor features a large open-plan sitting/dining area with kitchen facilities, a double-bedroom/additional reception with large bay-fronted windows, a shower room, a separate w.c. and a utility room with storage space. This floor can function as part of the family home or as separate guest accommodation.

A south-facing kitchen/breakfast room, equipped with a Rangemaster cooker and featuring Fired Earth tiles, is located on the raised ground floor, overlooking the sunny and peaceful garden. Across the landing, the reception room benefits from bay-fronted windows and an open fireplace. The second floor gives way to two double bedrooms, one south-facing and flooded with light throughout the day, and the other bay-fronted and catching the evening light.

An additional cloakroom is located on the half-landing.

On the top floor, there is a further double bedroom with large Velux windows which is currently arranged as a home office. On the same floor, can be found a luxury family bathroom appointed in a Victorian style with a free-standing roll-top bath, replica period floor tiles, and period fixtures.

The partially-boarded loft offers approximately 12 additional square meters of floor space offering substantial storage.

To the back, the house benefits from a south-facing garden that catches the sun all day long, and which is bordered by white roses and other mature flowering shrubs.

Fixtures and Fittings

All fixtures, fittings, and furniture such as curtains, light fittings, etc excluded from the sale. Some may be available via separate negotiation.

Viewings

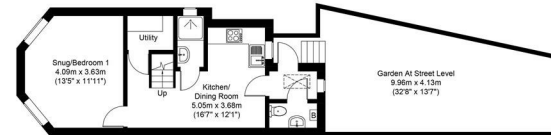
By strict appointment through selling agents, Manor Oxford. Telephone:

01865 955500

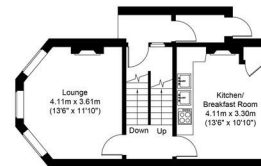
Email: info@manoroxford.com

1 Longworth Road

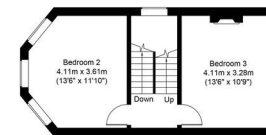
Approximate Gross internal Area
Lower Ground Floor = 37.20 sq m / 401 sq ft
Upper Ground Floor = 37.90 sq m / 408 sq ft
First Floor = 34.30 sq m / 369 sq ft
Second Floor = 34.00 sq m / 366 sq ft
Total = 143.40 sq m / 1544 sq ft



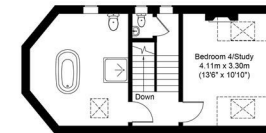
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whist every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearing before making any decisions reliant upon them.
Produced for Manor Oxford



57 Victoria Road
Oxford
OX2 7QF

01865 955500

info@manoroxford.com

www.manoroxford.com







MANOR
OXFORD