

Nelson House, Jericho, Oxford

House • Coach House • Studio Flat



MATTHEW GARDINER LEGGE

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Welcome to Nelson House...

When estate agents use the 'unusual' 'unique' & 'interesting' adjectives to describe a property, the reality rarely lives up to the description. However, this property deserves all of these and possibly one or two others such is the way it has evolved over time!

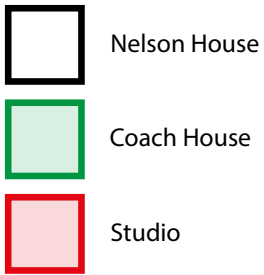
Originally one of Jericho's many pubs - this one was the 'New Inn' - it was converted years ago to become a spacious, many bedroomed family home, retaining an adjacent cottage.

Eighteen years ago, Nelson House as it was renamed, was bought by the present owner whose family at that time numbered seven children. The attraction was being able to buy such a large - 3775 sqft of living accommodation - property in the centre of Jericho, a charming enclave of once tradesmen's terraced cottages - slap bang in the centre of Oxford!

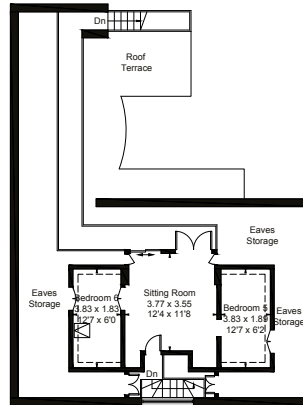
There are two separate properties that make up Nelson House - three if you include the studio/garage - and if that sounds confusing, taking a good look at the floorplan would help get your bearings.

Welcome to Nelson House, something a little unusual indeed!

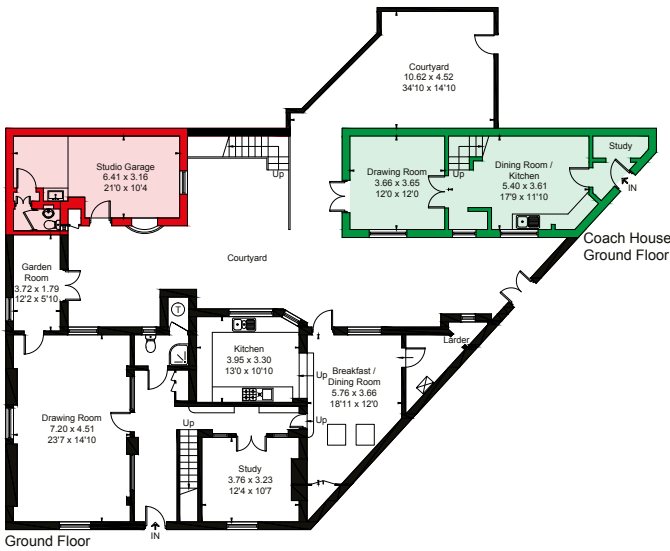




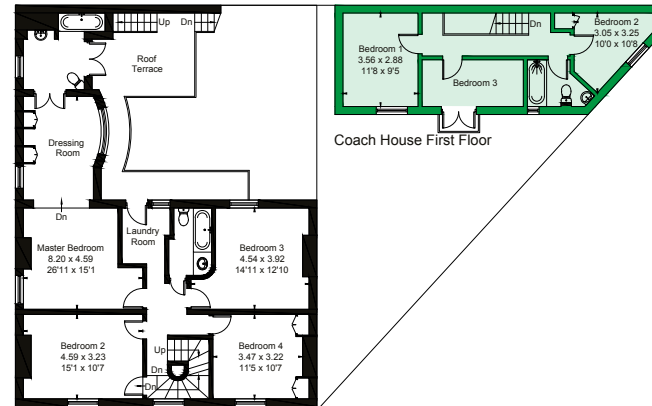
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 56-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



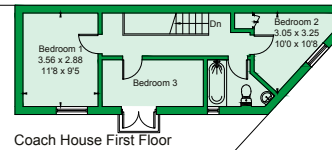
Second Floor



Ground Floor



First Floor



Coach House First Floor

Jericho – The Location

They say location is everything when it comes to property or do they just say, 'location, location, location'? What to say about Jericho? Quirky, sassy, vibrant... It's all that on top of which it is incredibly close to everything that matters in Oxford and we're talking walking distances to:

- Walton Street has the up-market coffee shops, Phoenix Picture House, restaurants and a local Sainsburys and Co Op.
- The train station is a short and pleasant canal side walk and the frequent train service gets you to London, Paddington in 50 minutes.
- All the main Oxford Colleges, Broad Street, The Ashmolean Museum, The Bodleian Library and even the new Westgate Shopping Centre.
- Up & coming; is the Schwarzman Centre for Humanities, part of the university, which will be an exciting mixture of study, theatres and amenities for the local community and the Jericho Wharf development offering luxury waterside properties set around a piazza with cafes and restaurants.
- Countryside, just a ten minute canal side walk gets you to Port Meadow and direct access to the River Thames, country walks and two great Gastro pubs – The Perch and The Trout.

Jericho – Oxford's Village





MATTHEW GARDINER LEGGE

POWERED BY
exp UK

01865 499484

matthew.gardinerlegge@exp.uk.com

www.matthewgardinerlegge.exp.uk.com



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