



Walton Street, Oxford, OX1 2HG

Guide £2,950,000

**FORTNUMS**  
ESTATES

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## Walton Street, Oxford, OX1 2HG

This five bedroom Georgian property, has been thoughtfully designed and renovated to offer an exceptional family home situated on Walton Street, central north Oxford.

The accommodation is arranged over four floors and has been extended and reconfigured by the existing owner making excellent use of the space. The property sits behind the traditional wrought iron railings and sits back from the road, the entrance hall leads to an open plan sitting room with period feature fireplaces, elegant paneling and sash windows, the rear of the property has been extended to create a spacious kitchen/dining area with a vaulted glass roof and exposed brickwork flooding the room with natural light and enjoying views of the rear courtyard garden. The lower ground floor offers a guest cloakroom and an ensuite bedroom with the additional of a roll top bath. The first floor has a further ensuite bedroom and master bedroom with a large ensuite bathroom. Above on the second floor is a further shower room, double bedroom and ensuite bedroom.

The west facing garden leads to the Coach House which has also been beautifully renovated and restored and offers off street parking on the ground floor, pedestrian access from Walton Lane and above a space ideal for a home office, playroom or studio. The property does qualify for residential parking permits in addition to the off street parking space and is offered for sale with no onward chain.

Oxford city and mainline station are both within an easy walk of the property and Little Clarendon Street with its vast range of shops, cafes and bars is a few minutes walk. The property is beautifully positioned to enjoy the beautiful city with the added benefit of easy access to the newly renovated train station for access to London Paddington.





## Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates. Please call our Oxford office if you are unfamiliar with the area and we would be pleased to advise you regarding finding the property and parking.

## EPC

EPC rating 'D' A full copy of the EPC is available by request.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates. If there is any of particular interest that isn't deemed as included in the sale, a member of staff will be able to discuss it further with you.





## Tenure & Possession

The property is freehold, Grade II listed and offered for sale with no onward chain.

## Local Authority

Oxford City Council 109 St. Aldate's , Oxford, OX1 1DS

Tel: 01865 249811

**Council Tax** band E amounting to £2,981.22 for the year 2024/25.

**Services** All mains services are connected.

## Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts





Floor plan produced in accordance with RICS Property Measurement Standards.  
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