



Hayfield Road, Central North Oxford, OX2

Guide £885,000

**FORTNUMS**  
ESTATES

[www.fortnumsestates.co.uk](http://www.fortnumsestates.co.uk)



## Hayfield Road, Central North Oxford, OX2

This charming Victorian terraced property has been extended by the existing owner to create generous living accommodation with a thoughtful design to incorporate lots of natural light. The accommodation comprises; entrance hall, study/bedroom 3, sitting room and kitchen/breakfast/living room on the ground floor. The first floor offers two double bedrooms and bathroom. There is an enclosed and private rear garden which has been well maintained and beautifully planted. The property qualifies for residential permit parking and is perfectly located to access both Oxford and Jericho by bicycle and foot. There are beautiful nearby walks, Port Meadow, and a local shop just a few steps away for all your small day to day shopping needs.

### Situation

Situated in Central North Oxford the property benefits from a small shop for day to day goods just at the end of the road and The Anchor pub which offers wonderful food from lunch through to evening dining. Within a short walk is the canal path which offers a scenic walk into the city centre and Oxford mainline train station. There is a children's play park and access to Port Meadow in Navigation Way just a few moments from the property which offers stunning walks to Wolvercote, The Perch in West Oxford and a beautiful unspoilt area of natural beauty. The property sits within both the Cherwell and Phil & Jim School catchments with a range of other highly sought after schools within walking distance including Dragon, Oxford High School, Summerfields and St. Edwards. There are a wide range of amenities on Walton Street in Jericho and more comprehensive facilities can be found both in Summertown and Oxford city centre. The Banbury and Woodstock Road offer excellent bus services providing links into Oxford city, Summertown, The Oxford Hospitals and Oxford Parkway Station which offers a 55 minute service to London, Marylebone.







## Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

## Services

All mains services are connected.

## EPC

EPC rating D

## Tenure & Possession

The property is freehold and offers vacant possession upon completion.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.





## Local Authority

Oxford City Council

109 St. Aldate's

Oxford, OX1 1DS

Tel: 01865 249811

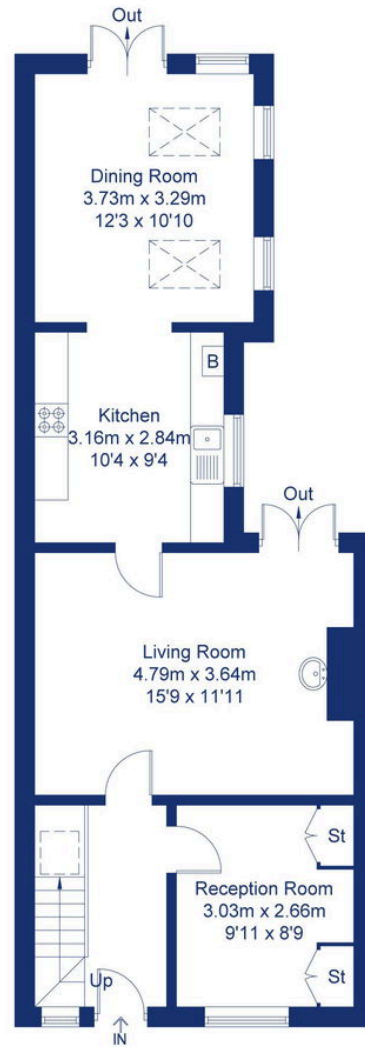
## Council Tax

Council Tax band D amounting to £2,554.37  
for the year 2025/26

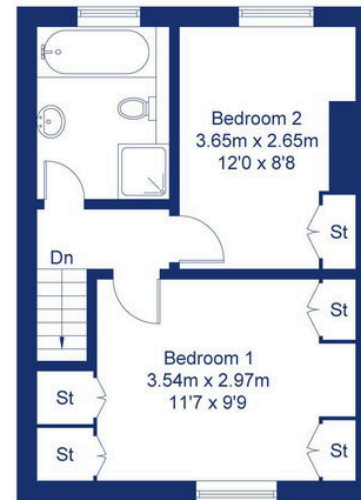
## Advisory notes

*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.*

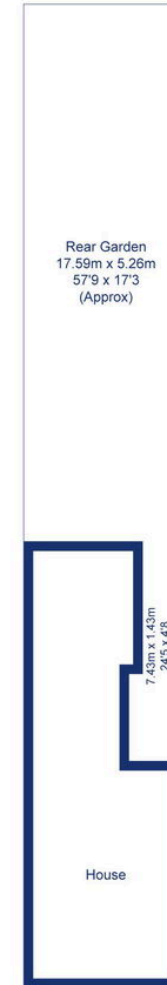




**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Fortnums Estates.  
Unauthorised reproduction prohibited.



01865 745555



Prima House, 267 Banbury Road, Summertown, Oxford, OX2 7HT



sales@fortnumsestates.co.uk

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. 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.