



Canning Crescent, South Oxford, OX1

Guide Price £540,000

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ESTATES

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Canning Crescent, South Oxford, OX1

A beautifully presented three-bedroom home, thoughtfully extended to the rear to take full advantage of its exceptional riverside setting and uninterrupted water views. The accommodation comprises an entrance hall, sitting room, kitchen and utility room, leading through to a striking glass-walled extension that creates a superb dining space overlooking the river. To the first floor are three bedrooms and a family bathroom. Externally, the property offers off-street parking to the front, pedestrian side access, and a delightful rear garden laid mainly to lawn, featuring direct river frontage with mooring and riparian rights. Sitting by the water in this peaceful and picturesque setting, it is hard to believe that Oxford city centre is less than two miles away.

Situation

Canning Crescent, Oxford OX1 is a highly desirable residential address in the popular South Oxford, offering a peaceful setting while remaining within easy reach of Oxford city centre. The road is characterised by attractive period family homes with gardens, including properties like this one that back directly onto the water, and Iffley Meadows, creating a particularly stunning and tranquil setting. Residents benefit from excellent local amenities, reputable schools, nearby green spaces such as Hinksey Park, and convenient transport links down the Abingdon Road, making Canning Crescent an ideal location for families, professionals and investors seeking a well-connected yet serene Oxford lifestyle.





Viewing Arrangements

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

Services

All mains services are connected.

Tenure & Possession

The property is freehold and offered for sale with no onward chain.

Council Tax

Council tax band C amounting to £2,270.55 for the year 2025/26.

Fixtures & Fittings

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



Local Authority

Oxford City Council

109 St. Aldate's

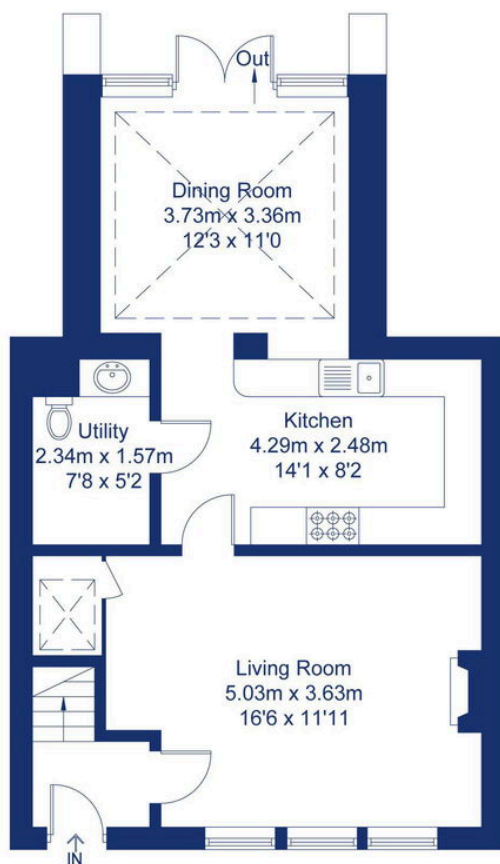
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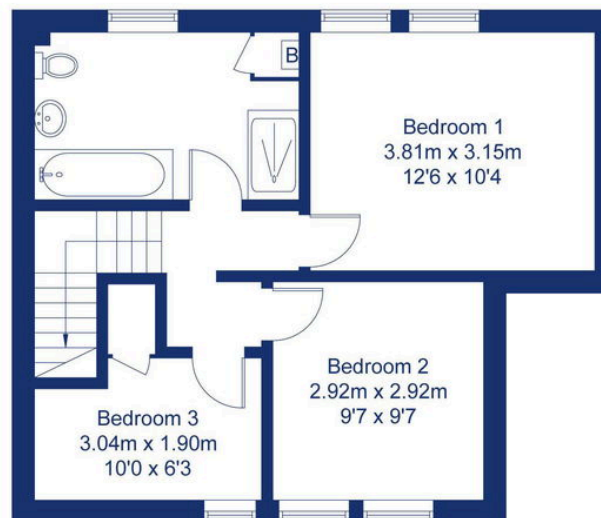
Advisory notes

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



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