



JCP

ESTATE AGENTS

OXFORD



# The Crescent, Rutherway, Waterside

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An impressive Regency style home affording style and elegance in the iconic crescent on this favoured development in this fashionable central location.

An Impressive & Stylishly Presented Spacious Home  
| Inviting Entrance Hall, Cloakroom & Study |  
Imaginatively Designed Kitchen/Dining Room &  
Utility Room | Stunning Orangery Style Family  
Room with French Doors onto Delightful Garden |  
Drawing Room Enjoying Elevated Views | Master &  
Guest Bedroom with Ensuites | Two Further  
Bedrooms & Family Bathroom | Private Parking  
with EV Charger, Residents & Visitor Parking |  
Attractive Communal Garden Square | Convenient  
to Oxford Railway Station & Port Meadow

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## TENURE & POSSESSION

The Property is Freehold  
Maintenance Charge: £550 per annum

## DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed northwards on Walton Street and at the roundabout take the first exit onto Walton Well Road. Proceed over the first bridge bearing right into Rutherway where the property will be found directly ahead on the left hand side of The Crescent.

## LOCAL AUTHORITY

Council Tax Band G  
Oxford City Council  
Telephone: 01865 249811





## DESCRIPTION & SITUATION

This highly attractive, light and airy home presents stylish accommodation with all the benefits and convenience of modern living. The front door invites you into a welcoming entrance hall with a study/bedroom to the front and a cloakroom with shower beyond. At the end of the hallway is a large kitchen/dining room with wine fridge, Quooker boiling tap, water softener, integrated appliances and a utility room with sink. The magnificent orangery/family room with triple French doors leads into the delightful rear garden. On the first floor landing there is a drawing room to the front with gas fire and a master bedroom suite with ensuite bathroom to the rear. On the second floor landing is a guest bedroom suite with ensuite shower room, two further bedrooms and a family bathroom. Outside to the front is a private parking space with EV charger (there is also residents and visitor parking on the development). To the rear is a delightful walled garden ideal for entertaining and a rear passageway leading to the road.

The property is situated on the highly regarded Oxford Waterside development on the edge of the glorious Port Meadow and offers easy access to the day to day shopping facilities of vibrant Walton Street with its fashionable restaurants, pubs, bars, and cinema. Slightly further afield are the more extensive facilities of Oxford city centre and Summertown. The area also enjoys easy access to University Departments, colleges and a range of renowned state and private schools for all ages. Oxford railway station is within walking/cycling distance with services to London Paddington in approximately one hour and also services to London Marylebone. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





Approximate Floor Area = 193.6 sq m / 2084 sq ft

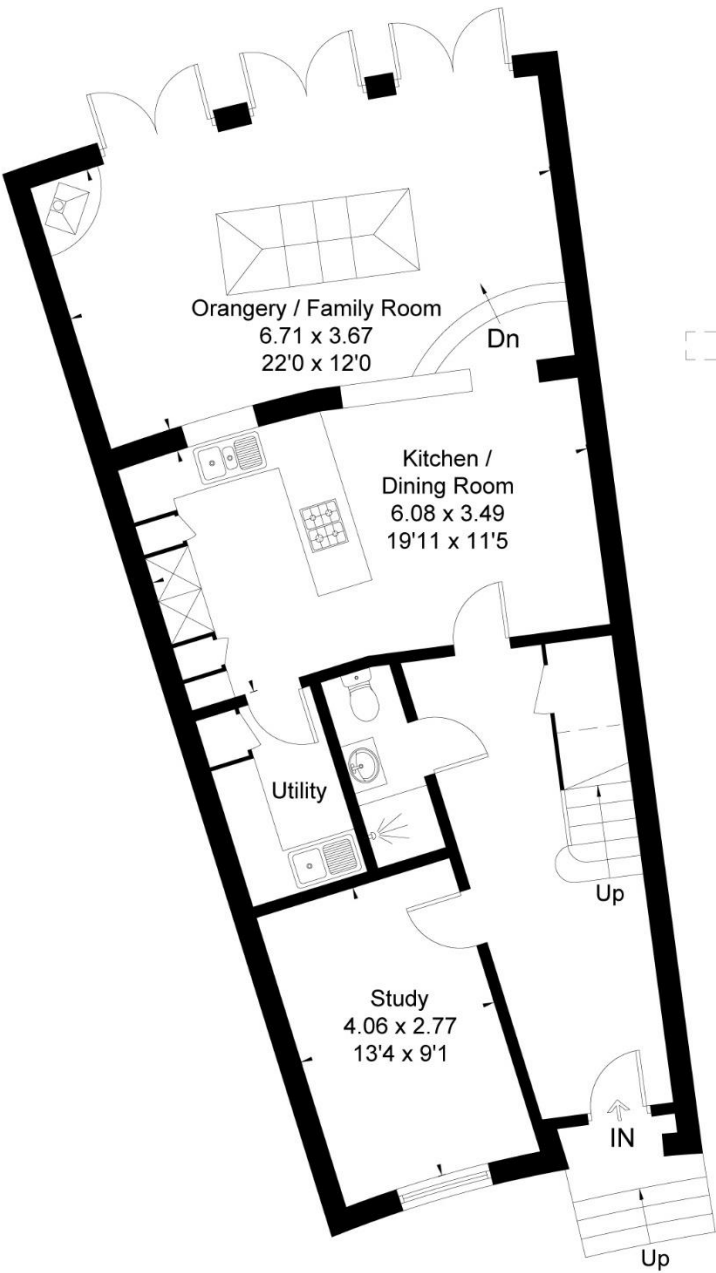


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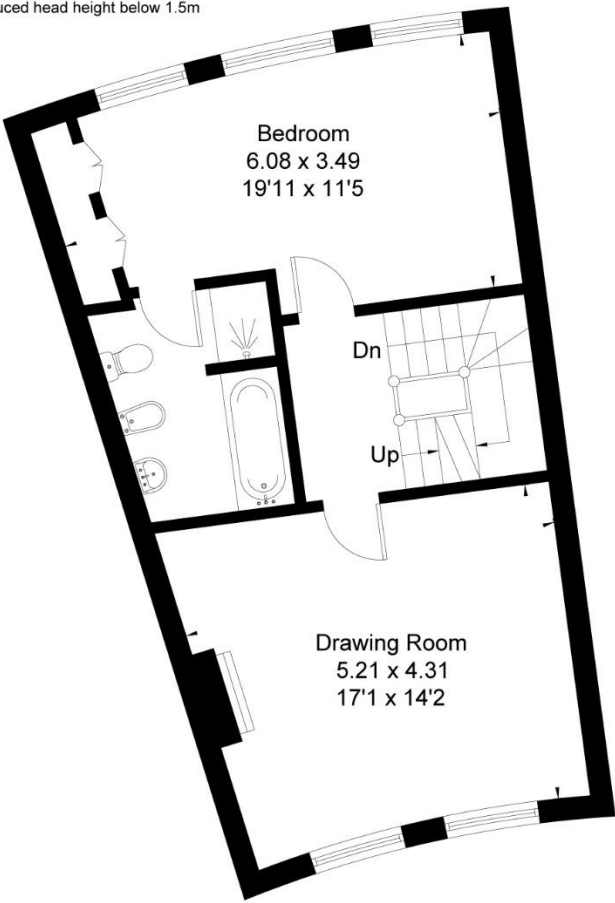
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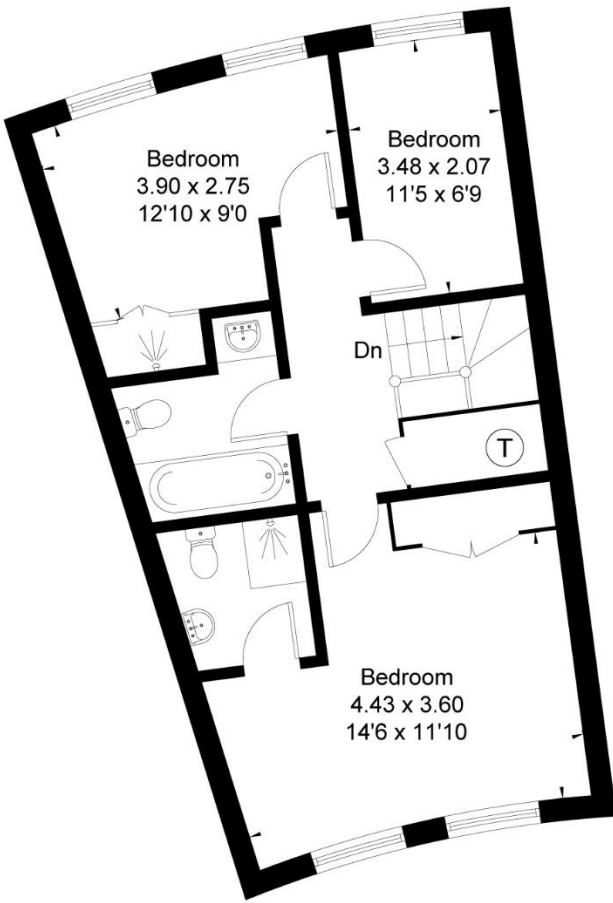


Ground Floor

[Symbol] = Reduced head height below 1.5m



First Floor



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65796

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		