



JCP

ESTATE AGENTS

OXFORD

Polstead Road, Central North Oxford

Guide Price £2,250,000

A handsome Victorian semi-detached family home set in a prestigious tree lined avenue in this charming conservation area.

Handsome Victorian Family Home in Prime Location | Envable Tree Lined Side Road | Delightful Professionally Landscaped Walled Garden | Off Road Parking | Strolling Distance from Port Meadow | Handy for Renowned Schools | Open Plan Family Room/Kitchen/Dining Room | Drawing Room | Study | Four/Five Bedrooms | Two Cloakrooms, Ensuite Bathroom & Wet Room

TENURE & POSSESSION

The Property is Freehold.

DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents on Walton Street proceed northwards along Walton Street, straight over the round about into Kingston Road. At the next roundabout turn right into St. Margaret's Road. At the junction turn left into the Woodstock Road and then take the first left into Polstead Road where the property will be found near the far end on the right hand side.

LOCAL AUTHORITY

Council Tax Band G

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

Built to a design by renowned architect H.W. Moore in 1894, this handsome property has been remodelled by subsequent generations, culminating in a charming and comfortable home with light and spacious rooms throughout which are ideally suited to a family. The property is approached over a gravelled driveway with herbacious border leading up to a front door to an enclosed porch with door through to a delightful professionally landscaped walled garden. There is an inviting entrance hall with useful cloakroom on the ground floor with sunny bay windowed drawing room to the front and a study/fifth bedroom to the rear. The lower ground floor is given over to a stunning open plan area with bay windowed family room to the front leading into a well appointed kitchen and dining area opening onto the rear garden. There is also a useful walk in larder and utility room. On the first floor there is a bay windowed master bedroom with ensuite bathroom and a second bedroom and wet room. On the top floor there are two further bedrooms and a cloakroom.

The property is situated in the highly regarded North Oxford Victorian suburb conservation area within walking distance of Port Meadow and offers easy access to the day to day shopping facilities of vibrant Jericho 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. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



Approximate Area = 213.3 sq m / 2296 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

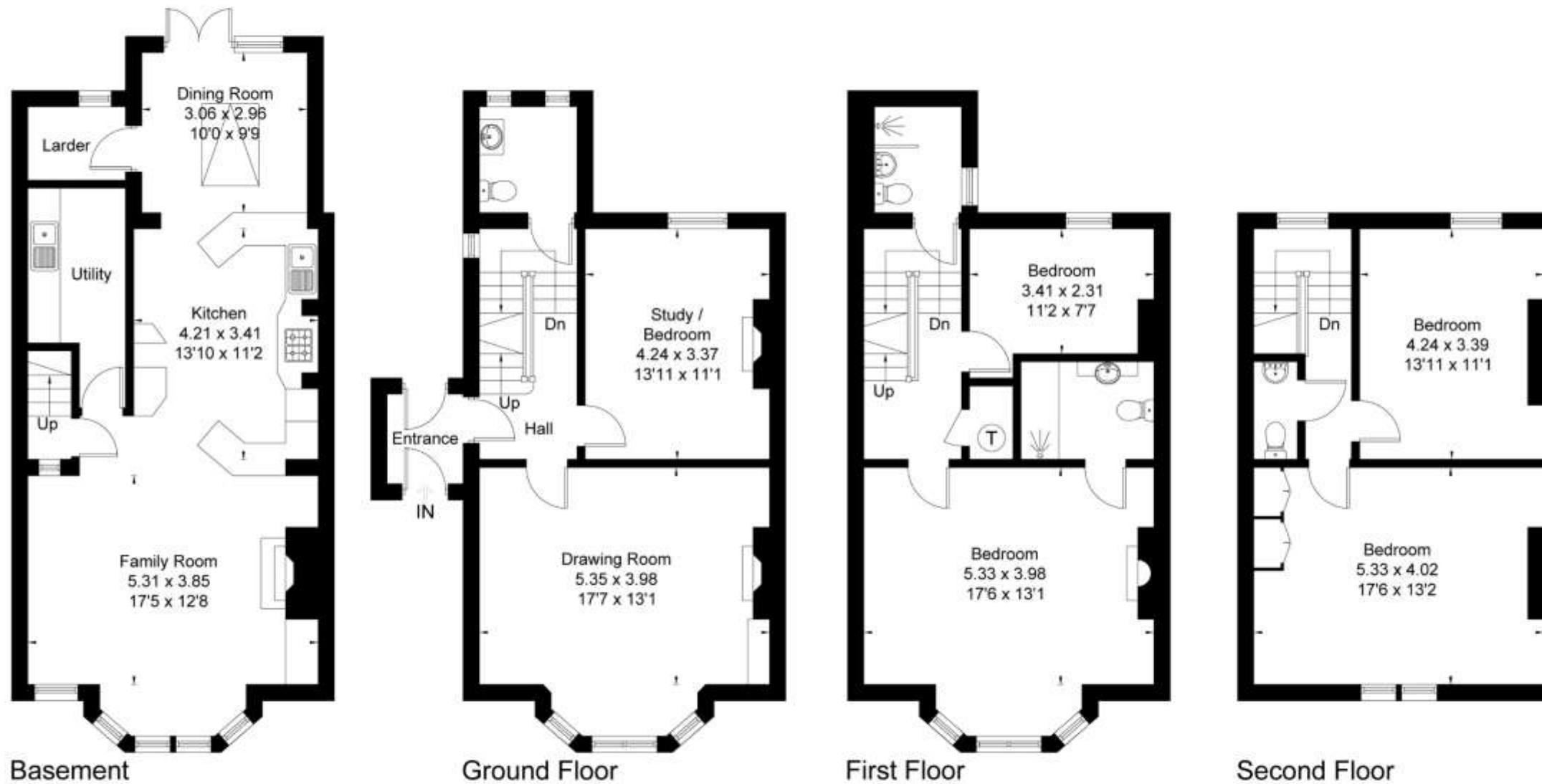


JCP Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford
113 Walton Street, Oxford, OX2 6AJ
Tel: 01865 55 44 22
Email: northoxford@jcpestateagents.co.uk

East Oxford
251 Cowley Road, Oxford, OX4 1XG
Tel: 01865 72 11 22
Email: eastoxford@jcpestateagents.co.uk



IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 298014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	