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ESTATE AGENTS
OXFORD

Leckford Road, Walton Manor

Boasting a unique layout with three double bedrooms and modern touches, this Victorian property, dating back to 1876, offers flexible accommodation making it a versatile and desirable home.

Charming Victorian terrace, beautifully extended & enhanced | Sought-after location on Leckford Road in the heart of Walton Manor | Elegant living spaces with a wood-burning stove, bespoke joinery & oak flooring | Superb kitchen extension creating a light-filled kitchen & dining space with high-quality fittings | Versatile lower ground floor with a shower room & a flexible room ideal as a double bedroom or study | Spacious first floor accommodation with two double bedrooms | Luxury family bathroom featuring premium sanitary ware | Converted loft room, offering additional flexible space | Secluded rear garden providing a private oasis with space for al fresco dining | On-street permit parking within a controlled parking zone for residents

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



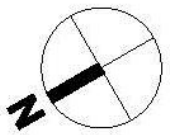
DESCRIPTION & SITUATION

Nestled in the heart of Walton Manor, along the charming Leckford Road, awaits a truly exceptional Victorian terrace meticulously extended and thoughtfully enhanced. The property offers an exquisite blend of period charm with modern convenience and stands as a testament to architectural ingenuity and timeless elegance. As you step through the threshold, you're greeted by an inviting ambiance that seamlessly marries classic features with contemporary comforts. The ground floor exudes warmth and character, boasting a porch, entrance hall, through sitting room with wood burning stove, bespoke built-in joinery and elegant oak flooring. Beyond, is the superbly designed extension - a light filled space housing the kitchen and dining area, complete with high-quality finishes. On the lower ground floor is a shower room and versatile space, with ample built-in storage cupboards, that could be used as a double bedroom or study. The accommodation on the first floor comprises; two further double bedrooms with the principal bedroom featuring bespoke built-in wardrobes and a spacious bathroom with a period-style roll top bath as well as a separate shower and top of the range sanitary ware. The loft has been cleverly converted to provide additional space that is currently used as a play room. Throughout the home, double glazing ensures energy efficiency and sound insulation, while gas central heating provides comfort year-round. Stepping outside, the enchanting garden beckons, offering a secluded oasis amidst the bustling city with space for al fresco dining. To the front there is a generous garden with space for bicycles and storage for bins. The property falls within a controlled parking zone with a residents permit scheme in action.

The property is situated in a superb location in Walton Manor within walking distance of Port Meadow and offers easy access to the day to day shopping facilities of Walton Street including restaurants, bars and a cinema and also to the more comprehensive facilities of Oxford City Centre, University Departments and a range of schools for all ages. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



Approximate Area = 124.3 sq m / 1338 sq ft
Including Limited Use Area (7.9 sq m / 85 sq ft)



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O X F O R D

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Lower Ground Floor

Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 308844

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