



JCP

ESTATE AGENTS

OXFORD

Walton Street, Oxford, OX2 6EB

An enchanting period home, affording stylish and versatile characterful accommodation with delightful enclosed garden and an outbuilding with parking offering further potential STPP.

Fashionable & Vibrant Central Location | Enchanting, Versatile & Surprisingly Spacious Period Home | Charming Open Plan Kitchen/Dining Room & Family Room onto Garden | Private Sitting Room | Two Double Bedrooms, Bathroom & Ensuite Shower Room | Annexe with Independent & Internal Access with Third Double Bedroom | Delightful Enclosed Garden with Private Parking Space | Out Building with Potential STPP | No Onward Chain |

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band E
Oxford City Council
Telephone: 01865 249811



DIRECTIONS & SITUATION

From the Central North Oxford Office of JCP Estate Agents, proceed north along Walton Street and the property will be found on the right hand side shortly after the turning to Adelaide Street.

The inviting entrance hall leads into a welcoming open plan kitchen/dining room leading into a stylish family room with wood burning stove and French doors onto the garden. To the front of the house is a private sitting room. On the first floor there is a principal bedroom with ensuite shower room and a second bedroom with guest bathroom. On the lower ground floor there is a self contained annexe with independent access and internal access to the house, comprising kitchen/living room with bedroom and ensuite bathroom. Outside to the front there is a pretty garden and to the rear is a delightful enclosed secluded garden with timber out building offering potential STPP. There is also a gated pedestrian access with vehicular parking space. The area also operates a residents parking scheme.

The property is well situated in Walton Manor on the very edge of the fashionable and vibrant Jericho within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government, Schwarzman Centre for the Humanities and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. 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 Floor Area = 129.5 sq m / 1394 sq ft
Outbuilding = 15.0 sq m / 161 sq ft
Total = 144.5 sq m / 1555 sq ft



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford
113 Walton Street, Oxford, OX2 6AJ
Tel: 01865 55 44 22

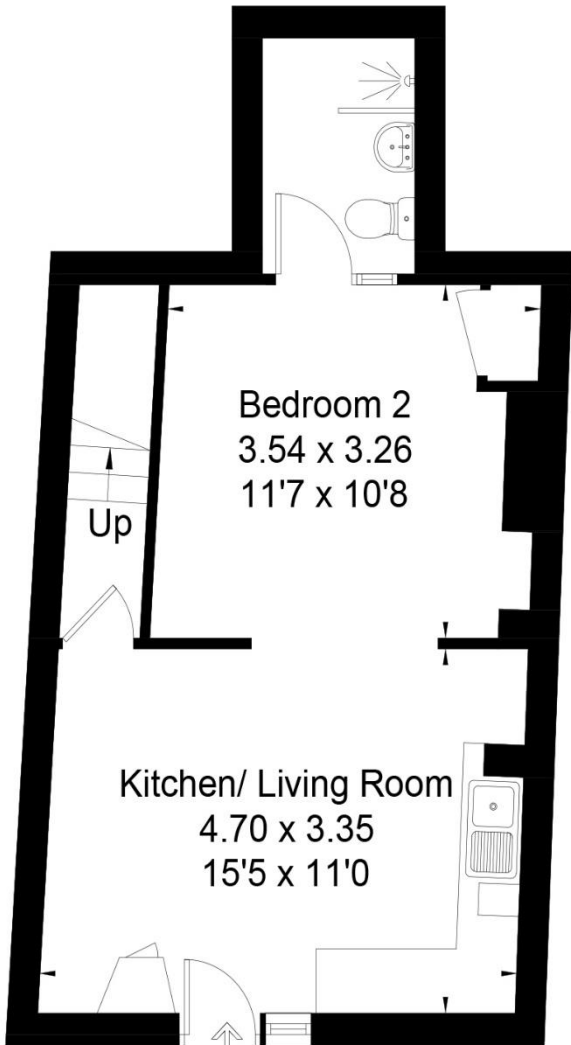
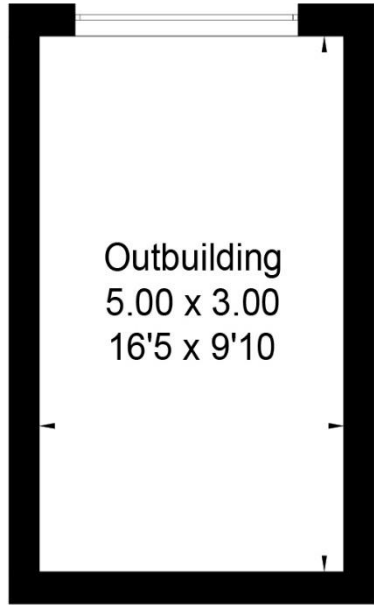
Email: northoxford@jcpestateagents.co.uk

East Oxford
251 Cowley Road, Oxford, OX4 1XG
Tel: 01865 72 11 22

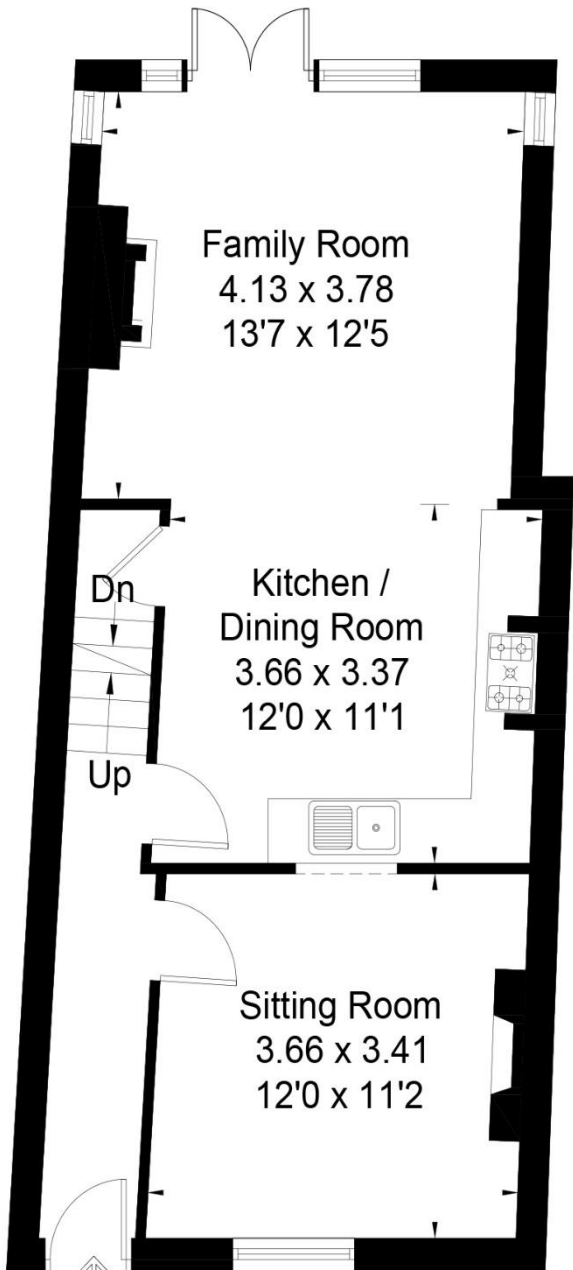
Email: eastoxford@jcpestateagents.co.uk

IMPORTANT NOTICE

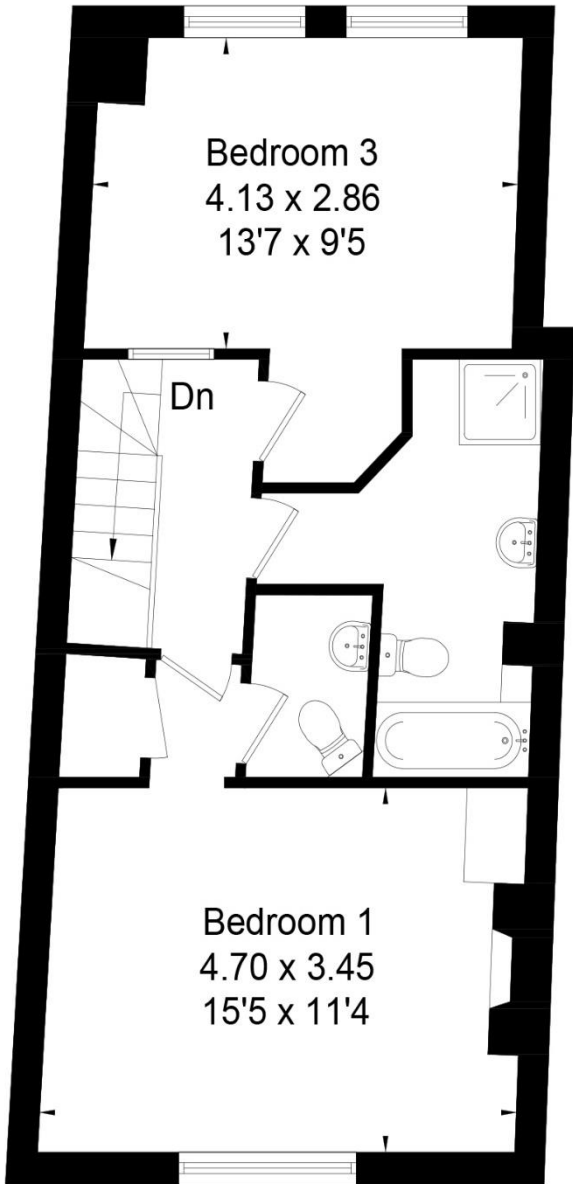
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Lower Ground Floor



Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	