



JCP

ESTATE AGENTS

OXFORD

Kingston Road, Walton Manor

A charming classic Victorian Gothic style end of terrace house with delightful west facing garden set in the high regarded and desirable location of North Oxford.

Many Period Features Throughout | "Phil & Jim" & St. Barnabas' Primary School Catchment Areas | Kitchen with French Doors onto Garden
Rustic Kitchen with French Doors onto Patio & Garden | Cloakroom & Three Reception Rooms | Three Bedrooms & Victorian Style Bathroom | West Facing Garden with Summerhouse & Pedestrian Access | Residents Parking Zone | No Onward Chain

TENURE & POSSESSION

The Property is Freehold

DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed north along Walton Street and proceed over the roundabout into Kingston Road where the property will be found on the left hand side after the junction of Longworth Road.

LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



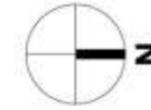
DESCRIPTION & SITUATION

A charming classic Victorian Gothic style end of terrace house with delightful west facing garden set in the highly regarded and desirable location of North Oxford, this property has great kerb appeal with a classic Gothic façade and mature Wisteria. The porch has a front door which opens into an inviting entrance hall. The ground floor features a front sitting or dining room with bay window to the front overlooking the garden and a sitting room to the rear enjoying an elevated westerly aspect over the garden, each with a traditional Victorian fireplace. On the lower floor is a family room with fireplace and adjoining cloakroom to the front and a rustic kitchen to the rear, with ample potential for a rear kitchen extension subject to planning permission. The kitchen has French doors that open onto a terraced entertaining area with steps up to the garden. There are two bedrooms on the first floor, each also with a traditional Victorian fireplace and a Victorian style tiled bathroom. On the top floor is a spacious loft bedroom that enjoys a westerly rooftop aspect. There are PVC solar panels on the rear west facing roof, which can be used to reduce energy costs via a feed-in tariff scheme. Outside to the front is an enclosed garden with mature plants including a Japanese maple. A gated gravel walkway provides pedestrian access to the rear of the terrace and a side gate to the enclosed westerly facing garden laid to lawn with plants, with a spacious timber summerhouse, ideal for working from home.

The property is well situated in the fashionable and vibrant Walton Manor neighbourhood in the North Oxford Victorian Suburb Conservation Area and is in an excellent school catchment area. It is a short walk to beautiful Port Meadow. The location also enjoys 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 (opening 2025) 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. A 20 minute walk or 7 minute cycle along Oxford's scenic canal tow path is Oxford's main rail station, with rail services to London Paddington and Marylebone, reachable within approximately one hour. From the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



Approximate Area = 123.4 sq m / 1328 sq ft
 Summer House = 9.2 sq m / 99 sq ft
 Total = 132.6 sq m / 1427 sq ft



JCP Estate Agents

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Lower Ground Floor

Upper Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 325692

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	