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THE PROPERTY CONSULTANCY



Woodland Villa

Walton Manor, Central North Oxford, OX2 6XN

Guide Price £1,495,000



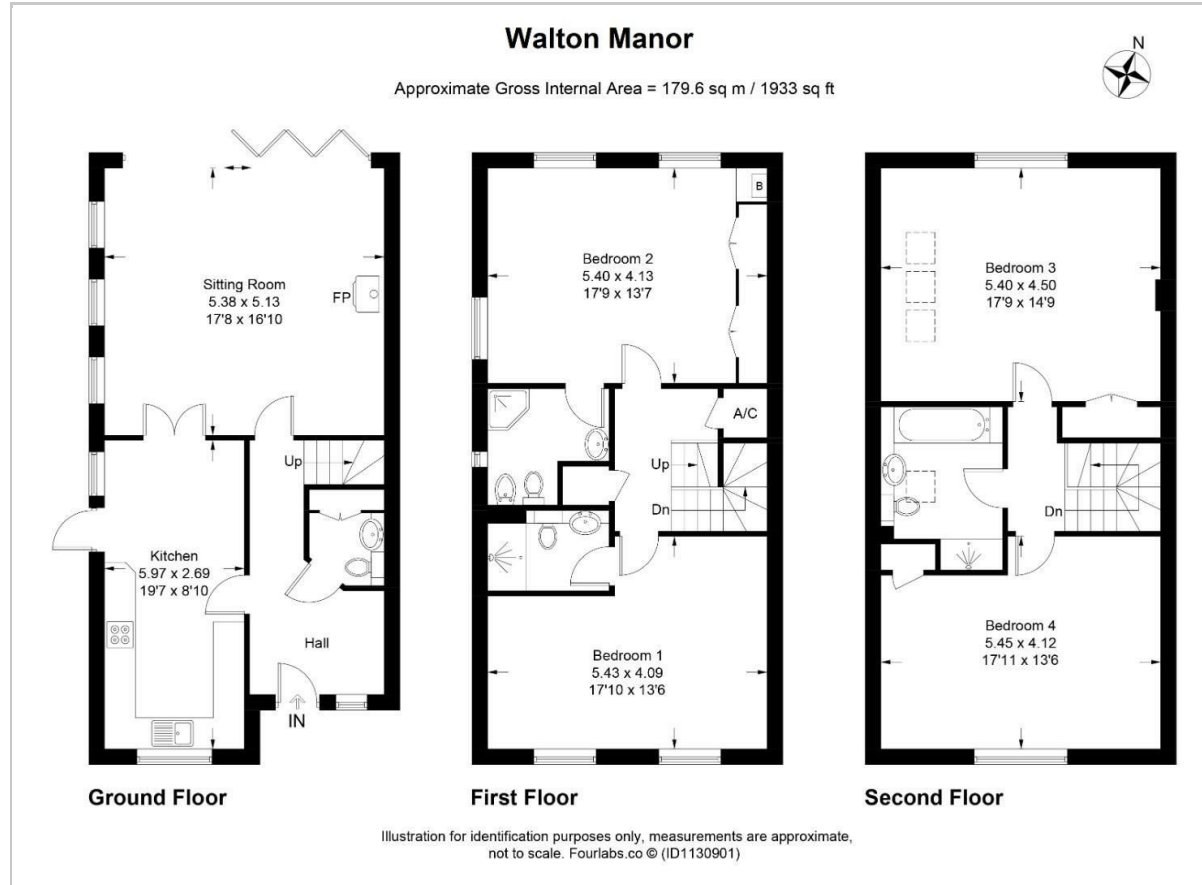
Woodland Villa , Walton Manor, Central North Oxford, OX2 6XN

WALTON MANOR

Jericho c. 0.3 mile City Centre c.1.1 miles Oxford Station 1.2 miles

In an architecturally attractive crescent setting and overlooking an area of woodland, this 3 storey villa built by Laing Homes at the start of the new Millennium offers accommodation of good scale nearing 2,000 sq ft. The property offers 2 reception rooms, a well appointed kitchen with natural wood cabinetry, 4 double bedrooms served by 3 x bath / shower rooms. Off street parking. Peaceful and private gardens bordering woodland. A walk away from first class schools and including nearby St Philip & James School. Much coveted Jericho with its excellent bars and restaurants is also a walk away. From a 'wellness' point of view you have atmospheric Port Meadow to enjoy and wonderful walks along the Oxford Canal tow path immediately at hand.
(TOTAL FLOOR AREA: c.1933 sq ft / 180 m2)

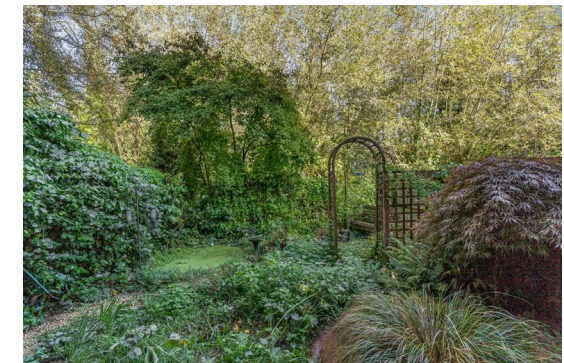
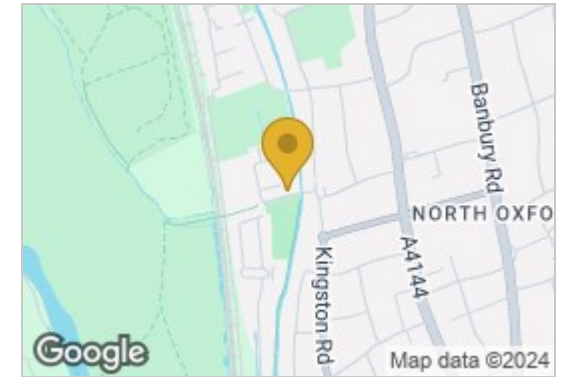
GUIDE PRICE: £1.495 MILLION



- Modern villa of good scale overlooking woodland
- A walk away from Oxford's first class schools
- Jericho with its bars & restaurants c. 0.3 mile
- 2 Reception rooms
- Well appointed kitchen with natural wood cabinetry
- 4 double Bedrooms
- 3 Bath / Shower rooms
- Beautiful walks in Port Meadow or along the Oxford Canal
- City Centre c. 1.1 miles Oxford Station c.1.2 miles
- St Philip & James School a very short walk from the property

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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