



Leckford Road, Oxford





A period house on this very popular side road in Walton Manor.

The house lies midway along the road and has accommodation over four floors and a long garden.



Guide price: £1,750,000

Tenure: Available freehold

Local authority: Oxford City Council

Council tax band: G





The Property

The house lies midway along the road and has accommodation over four floors and a long garden. It offers good family living space in this desirable location close to many shops and Port Meadow.

The main rooms face south, affording good natural light with large sash windows. There are steps up to the front door, which opens into the hall with an open-plan reception room to one side. This lovely light room has two open fireplaces with fitted bookshelves, and at the rear, French doors open onto a small roof terrace overlooking the garden. Stairs lead down to the ground floor with a cloakroom, and a door opens into the kitchen breakfast room. This floor is open plan with the kitchen to the rear with an extensive range of units with picture windows and French doors into the garden. There is an open fireplace and bay window to the front. This floor also has separate access to the front of the house with its front door, accessed by stairs in the front garden. The first floor has two bedrooms with a bathroom, and the top floor has two further bedrooms and a bathroom.

The garden lies to the rear and is accessed from the kitchen, with French doors opening onto a paved terrace, which is very private. There are steps onto the main garden, which is laid to lawn and is well-stocked with herbaceous borders, climbing roses, an apple and a fig tree. At the end of the garden is a garden shed with outside power and light and a paved terrace.







Location

Leckford Road is situated in Walton Manor, a desirable area close to the city centre and the superb amenities of Jericho, including the Phoenix Picturehouse cinema, a selection of restaurants and pubs, artisan coffee shops and bakers, and two supermarkets.

In addition, Port Meadow is nearby providing delightful walks along the river and meadow to Wolvercote, the Perch and Trout pubs. The city centre is a short walk, as is the rail station which can be reached along the canal towpath. The house is in the catchment area for SS Philip and James Primary School and St Barnabas School. In addition, the area is home to several state and independent schools, including d'Overbroecks, Cherwell, the Swan School, The Dragon, Oxford High School, St Edward's and Magdalen College School.

Communications are excellent, with access to the M40, connecting to London and Birmingham and the A34, linking to Newbury and the M4. A fast rail service to London Paddington takes about fifty-five minutes and from Oxford Parkway to London Marylebone in approximately 66 minutes.



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Approximate Gross Internal Area
 Ground Floor = 53.1 sq m / 571 sq ft
 First Floor = 41.6 sq m / 448 sq ft
 Second Floor = 35.3 sq m / 380 sq ft
 Third Floor = 35.3 sq m / 380 sq ft
 Total = 165.3 sq m / 1,779 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the

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