

75 Walton Street

Oxford





A wonderful four storey home in the heart of Jericho close to the city centre with charming garden.



Summary of accommodation

Main House

Lower Ground floor: Kitchen/dining/family room | Pantry | WC

Ground floor: Sitting room | Family room | Bathroom

First floor: Two bedrooms | Family bathroom

Second floor: Two further bedrooms | Shower room

Garden and Grounds

Lawns | Terrace

Situation

Times and distances are approximate.

Jericho is an historic central area of Oxford with its streets bound by the Oxford canal, Worcester College, Walton Street and Walton Well Road. It is now one of the most popular areas of the city with a range of excellent restaurants, cafes, pubs and other boutique establishments. In addition, there is the Phoenix Picture House Cinema and delightful canal-sidewalks to Port Meadow. It is a leisurely walk into the city centre for excellent shopping, restaurants, bars, theatre and travel and communication links.



From the coach station at Gloucester Green there are regular services to London, Heathrow and Gatwick airports.



As well as Oxford's historic buildings, there are the open spaces of the University Parks and Port Meadow close to Walton Crescent.



The city is particularly well known for its excellent schools including The Dragon, Oxford High School, St Edwards and Headington Girls. The house is in the catchment for St.Barnabas' Primary School.



The house is also close to the Schwarzman Centre which will give Oxford's humanities a new home with state-of-the-art academic, exhibition and performance spaces.



The Property

Charming family home of just over 1700sqft set on a popular street close to a variety of shops, restaurants, artisan bakers and coffee shops. Arranged over four floors it is well presented throughout, characterful and offers good family living space.

On the ground floor is a spacious double aspect bay fronted sitting/family room with wood burner and bathroom. The double aspect kitchen/dining room with pantry and W/C is on the lower round floor, the garden is accessed via this room through French doors.

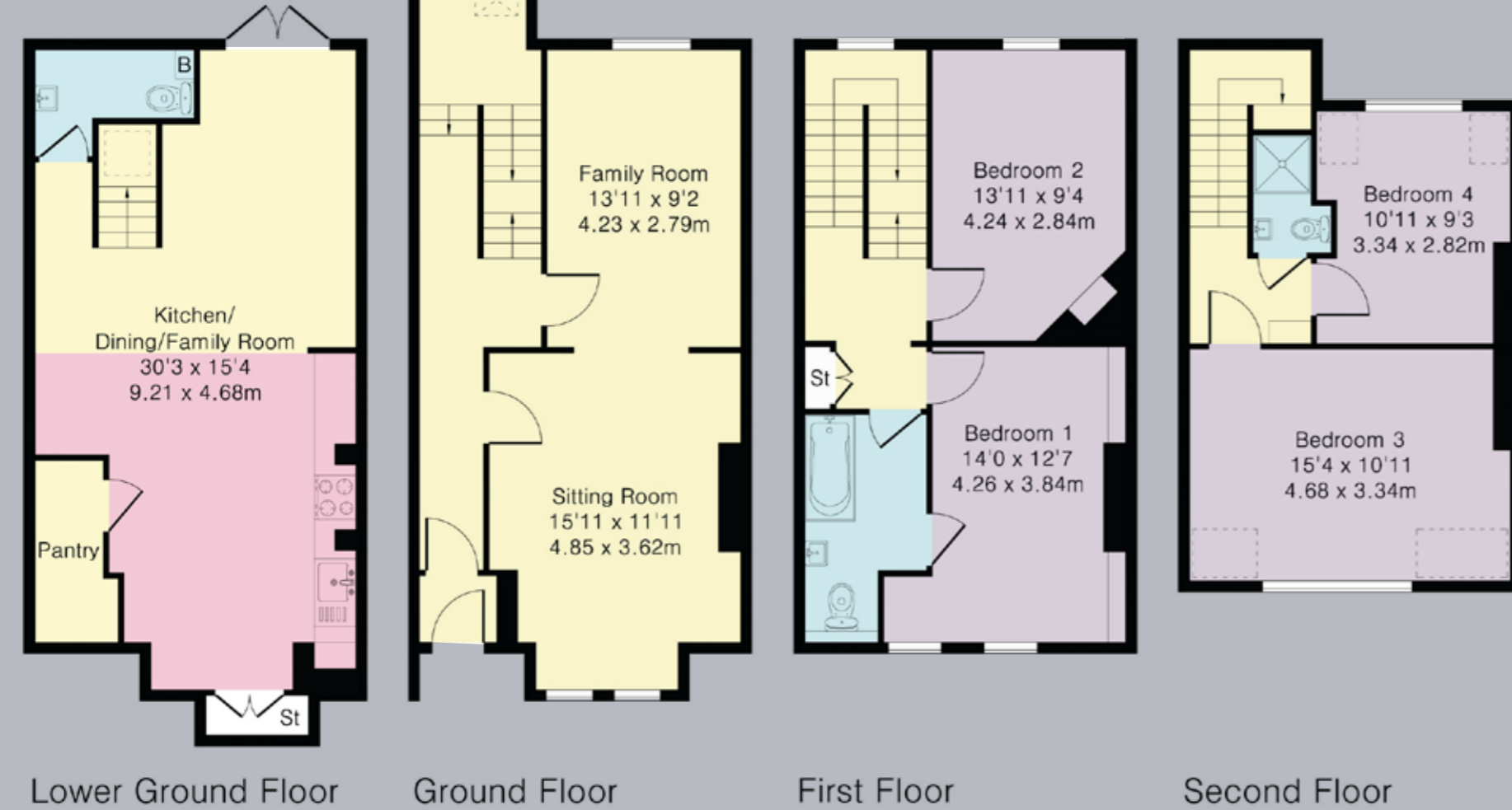
Upstairs are four double bedrooms and two bathrooms.





FLOOR PLAN

Approximate Gross Internal Floor Area
 Lower Ground Floor: 42 sq m / 453 sq ft
 Ground Floor: 47 sq m / 502 sq ft
 First Floor: 39 sq m / 424 sq ft
 Second Floor: 33 sq m / 353 sq ft
 Total Area: 161 sq m / 1,732 sq ft



PROPERTY INFORMATION



Property Information

Tenure:
Freehold.

Postcode:
OX2 6EA

Council Tax Band:
G

EPC:
D

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

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 Particulars.



Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Oliver Saxton
018 6526 4862
oliver.saxton@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: August 2024. Photographs dated: July 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.