



## PLANTATION ROAD




Oxford





# AN EXCEPTIONAL HOUSE IN THIS SOUGHT-AFTER LOCATION CLOSE TO JERICHO AND THE CITY CENTRE.

An elegant, light-filled family home with south-facing garden and off street parking in Central North Oxford.

			EPC
4-5	4	4	C

Local Authority: Oxford City Council  
Council Tax band: G  
Tenure: Freehold



# THE PROPERTY

Set in the heart of Central North Oxford, this beautifully renovated home dating from 1830 now offers generous, stylish living across 4,379 sq ft and three floors, perfectly blending classic charm with modern comfort. With off street parking and a sun-drenched south-facing garden, it's an ideal setting for family life and entertaining.

At the heart of the home is a spectacular open-plan kitchen, dining, and living space with large windows and twin French doors that open directly on to the landscaped garden. Designed for modern living, this central hub is perfect for everything from lively gatherings to quiet evenings. The ground floor also features a formal sitting room, a cosy family room, a private study with garden access, and a cloakroom. Upstairs, the vaulted master suite offers a true retreat, complete with a luxurious bathroom, a generous dressing room, and garden views. Two additional bedrooms—one with an en suite and vaulted ceiling—plus a family bathroom complete this floor.

The lower ground level is a versatile, self-contained space ideal for guests, teenagers, or live-in help. It includes a second kitchen/living/dining area, a bright double bedroom with en suite, and direct access to the garden. A large utility room, cloakroom, and additional storage make this floor both practical and flexible.

Outside, the beautifully landscaped garden features mature planting, a tranquil water feature, and a generous terrace for alfresco dining. The front of the home is equally inviting, with off-street parking for three cars and a charming New England-style façade framed by established greenery.









## LOCATION

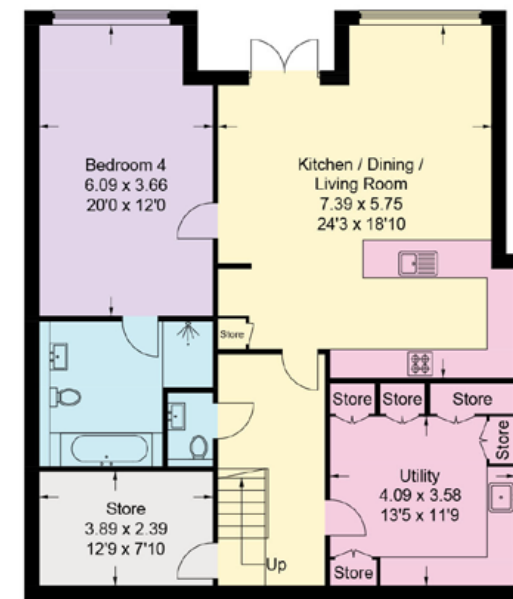
Plantation Road lies in the heart of the North Oxford Victorian Conservation Area, just off Woodstock Road. It is close to all the amenities of Jericho, including restaurants, coffee shops, two public houses and Phoenix Picturehouse Cinema. Port Meadow is nearby, with lovely river and canal-side walks to the Perch and Trout pubs, Medley Manor Fruit Farm and Wolvercote.

The house is in the catchment area for SS Philip and James Primary School and is close to The Dragon, Oxford High School, St Edward's, Wychwood School for Girls, the Swan and Cherwell School amongst others.

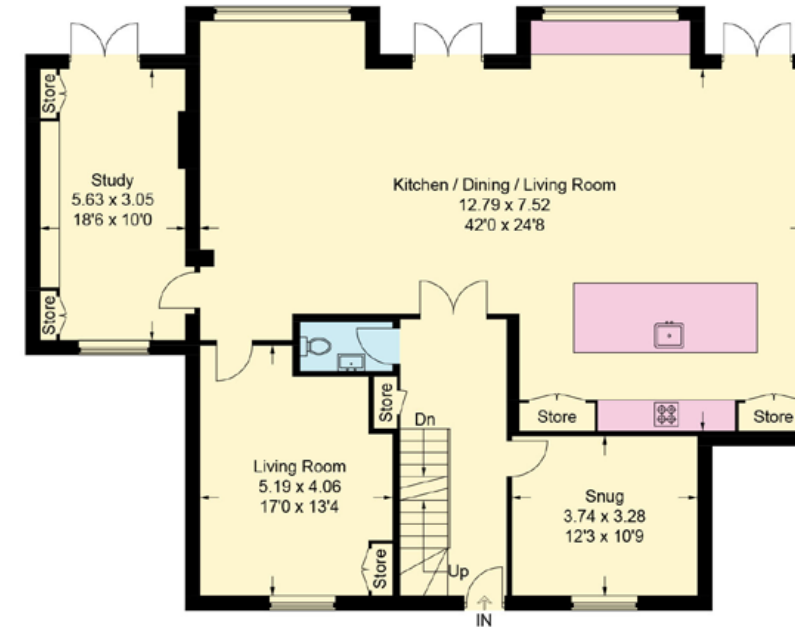
There are excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service to London Paddington, taking approximately 55 minutes, and from Oxford Parkway, there are services to London Marylebone in approximately 66 minutes. From the coach station at Gloucester Green there are services to London Victoria, Heathrow and Gatwick airports. From Woodstock Road there are bus services to the city centre.



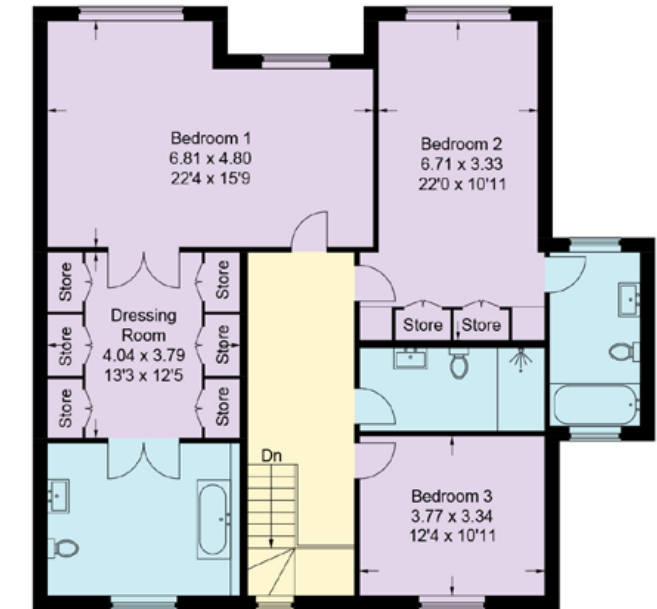




Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
 Lower Ground Floor = 113.0 sq m / 1,216 sq ft  
 Ground Floor = 162.0 sq m / 1,743 sq ft  
 First Floor = 132.0 sq m / 1,420 sq ft  
 Total = 407.0 sq m / 4,379 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





We would be delighted  
to tell you more.

**William Kirkland**  
01865 264 865  
william.kirkland@knightfrank.com

**Knight Frank Oxford**  
274 Banbury Road  
Summertown, Oxford, OX2 7DY

knightfrank.co.uk

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