



24 Polstead Road
Oxford | OX2 6TN

FINE & COUNTRY

STEP INSIDE

24 Polstead Road

Ground Floor

This imposing Victorian residence is entered via an enclosed porch, leading into a welcoming entrance hall with a convenient cloakroom. To the front, a bright and spacious bay-windowed drawing room offers an elegant reception space, while to the rear, a versatile study or fifth bedroom offers flexibility for home working or guest accommodation. The rooms are well-proportioned, complete with high ceilings, period detailing and an abundance of natural light.

Lower Ground Floor

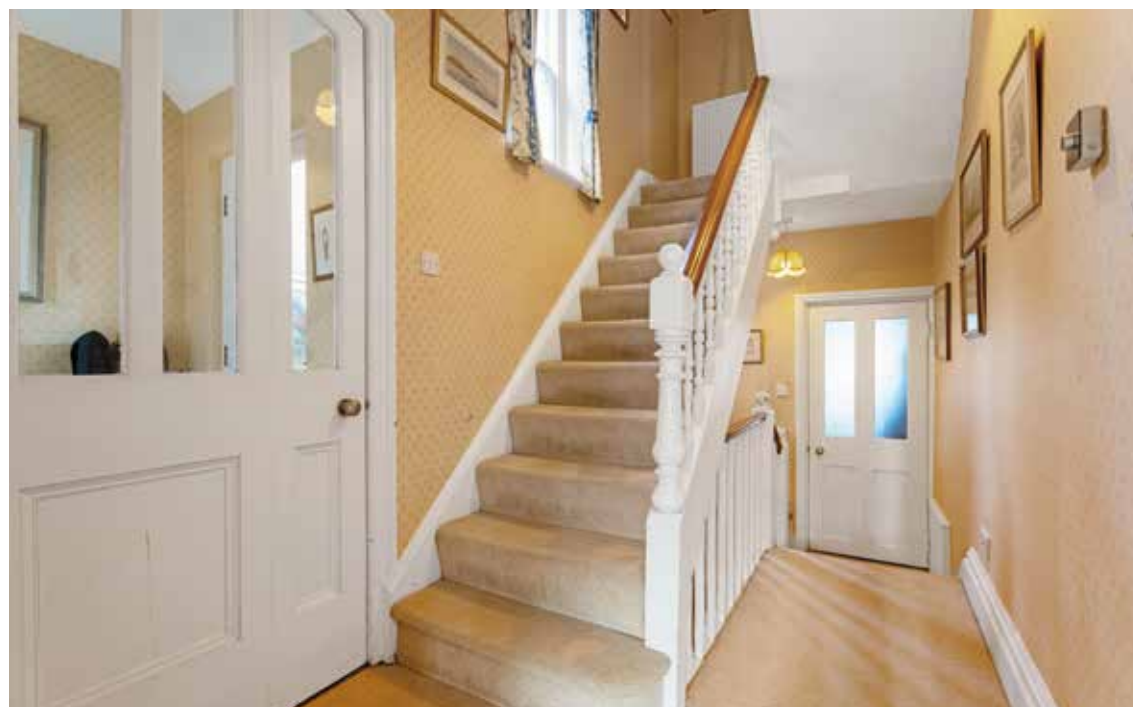
Designed for modern family living, the lower ground floor showcases an impressive open-plan layout. A generous bay-windowed family room, complete with a feature fireplace, flows seamlessly into a well-appointed kitchen and dining area, creating a sociable space ideal for both everyday life and entertaining. French doors open directly onto the beautifully landscaped walled garden, enhancing the indoor-outdoor connection. This level also benefits from a walk-in larder for additional storage and a separate utility room for practical household needs.

First Floor

The first floor is home to the principal bedroom, a spacious bay-windowed retreat benefitting from an en-suite bathroom with a shower over the bath. This beautifully proportioned bedroom enjoys ample natural light and a refined sense of space. Adjacent is a well-sized guest bedroom, offering flexibility for family or visitors, with views over the rear garden. Completing this level is a generous and functional wet room.

Second Floor

The second floor offers two further well-proportioned bedrooms, both enjoying elevated views and plenty of natural light. A conveniently located cloakroom serves this level, adding practicality. With its generous ceiling heights and characterful layout, the top floor enhances the home's versatility while maintaining its period charm.









SELLER INSIGHT

“Tucked away in one of North Oxford’s most coveted addresses, this remarkable home on Polstead Road seamlessly blends the best of city and countryside living. Offering a haven of tranquillity just moments from the vibrant heart of Oxford, it has been a cherished family residence for over two decades, providing warmth, comfort, and a strong sense of community.

The journey to this home began in 1994, following a move from London. Initially drawn to the unique charm of Polstead Road, the discovery of nearby Port Meadow sealed the decision—where the convenience of urban life meets the beauty of open green spaces. This home has since become a sanctuary, offering an exceptional balance of privacy and connection, where children have grown, friendships have flourished, and generations have gathered.

At the heart of the home is the beautifully designed basement living space, extending seamlessly into the tranquil garden. Originally crafted by the previous owners with both aesthetics and functionality in mind, this area provides an inviting open-plan kitchen, living, and dining space—perfect for everything from quiet mornings to lively family gatherings. A thoughtfully designed utility room and spacious larder further enhance its practicality.

The garden itself is a true retreat, carefully redesigned to offer a sense of calm and seclusion. Despite being so close to Oxford’s bustling streets, the outdoor space is a sanctuary of greenery, perfect for unwinding with a book, hosting friends, or simply enjoying the peace of the surroundings. It is further complemented by the quiet nature of Polstead Road itself, which belies its central location.

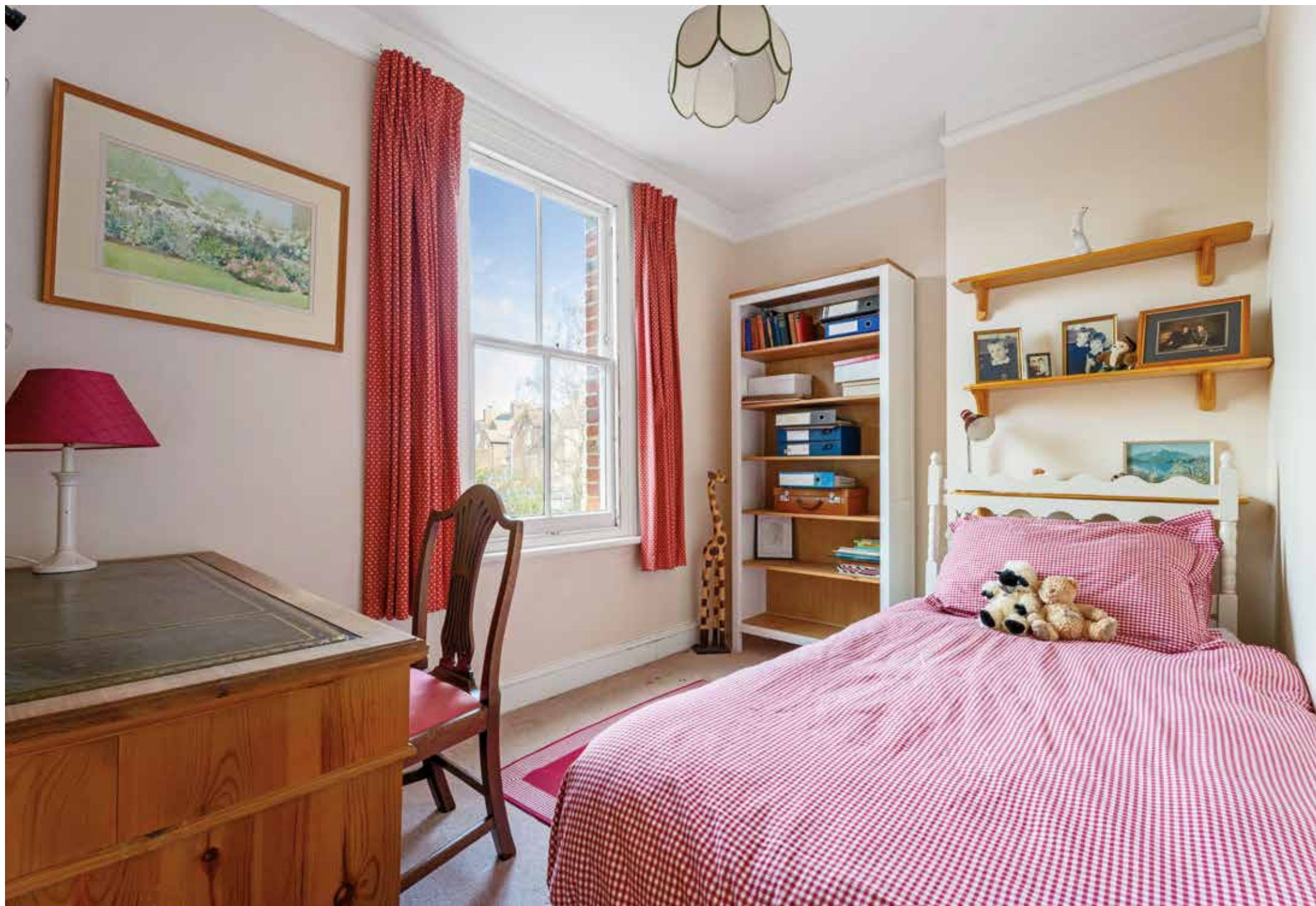
Beyond the walls of the home, the lifestyle it affords is second to none. A short walk leads to the independent shops and cafés of Summertown, the vibrant dining scene of Jericho, and even Oxford’s cultural and academic landmarks. The ability to walk or cycle anywhere—whether to restaurants, cinemas, or historic university buildings—adds to the effortless convenience of life here.

But what truly makes this home special is the community. Polstead Road is more than just a desirable address; it is a neighbourhood where people look out for one another. During the challenges of the Covid pandemic, the residents came together; keeping in touch and even enjoying street dancing when permitted. Street parties remain a much-loved tradition, with the next one already planned for June. This sense of belonging is rare and invaluable, making this a place where memories are made, and friendships endure.

As the time comes to pass this home on to its next owner, it is with deep affection and gratitude. The peacefulness of the garden, the warmth of the home, and the incredible community will all be greatly missed. While the journey continues with a move nearby, the heart of North Oxford—its unique blend of city charm, green spaces, and wonderful people—will always remain home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

24 Polstead Road

Set back from the road, the property is approached via a gravel driveway lined with mature herbaceous borders, creating an attractive entrance while providing off-street parking for one vehicle. To the rear, a beautifully landscaped walled garden offers a private and tranquil outdoor space. Thoughtfully designed with a combination of paved seating areas, manicured lawns, and well-established planting, the garden provides a perfect setting for relaxation and entertaining. Mature trees and carefully chosen shrubs enhance privacy while ensuring year-round colour and interest. With direct access from the kitchen and dining area, the garden seamlessly extends the living space, making it ideal for al fresco dining and gatherings. The rear garden can also be reached via a separate door and pathway from the front porch.





LOCATION

Polstead Road is a picturesque tree-lined avenue within walking distance of the green expanse of Port Meadow. It offers convenient access to the local shopping and dining options on Walton Street, including restaurants, bars, cinema, and a health centre. While the broader amenities of Oxford City Centre and University departments are also easily reachable.

The property falls within the catchment area for St Philip & St James' Primary School and The Cherwell School. 24 Polstead Road is also conveniently close to esteemed independent schools such as St. Edward's, Oxford High School, The Dragon and d'Overbroeck's. Oxford mainline station provides rail services to London Paddington and London Marylebone in about an hour, and from Gloucester Green coach station, there are frequent buses to London Victoria, as well as Heathrow, Gatwick, and Stansted airports.





INFORMATION

24 Polstead Road

Services, Utilities & Property Information

Utilities – Mains water, drainage, electricity and gas.

Mobile Phone Coverage - Mobile phone coverage checker - <https://www.signalchecker.co.uk/>

4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Ofcom Broadband checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps

Tenure

Freehold

Directions

Postcode: OX2 6TN / what3words: PORT.DOTS.NESTS

Local Authority

Oxford City Council

Council Tax Band: G (£4,069/yr)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244

Website

For more information visit www.fineandcountry.co.uk/oxford-estate-agents

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

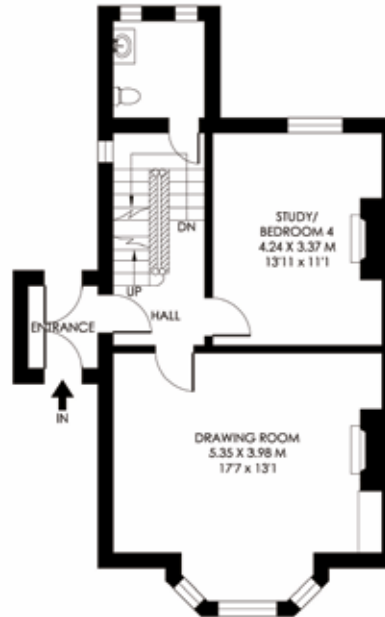


24 POLSTEAD ROAD,
OXFORD, OX2 6TN

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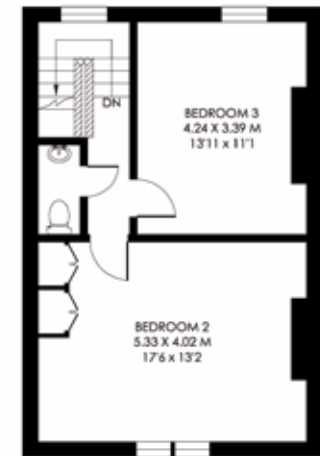
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PRS Property Redress Scheme

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2296 SQ FT
INCLUDING LIMITED USE AREA : 14 SQ FT
TOTAL AREA : 2310 SQ FT

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed

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CRAIG DRUMMOND

PARTNER

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Prima House, 267 Banbury Road, Summertown, Oxford OX2 7HT

01865 953 244 | 07379 160009 | craig.drummond@fineandcountry.com

