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ESTATE AGENTS

OXFORD

1 The Villas, Oxford, OX2 6QY

Guide Price £1,200,000

Occupying a particularly attractive position overlooking the Oxford Canal, this beautifully extended four-bedroom home offers a rare combination of waterside living, generous family accommodation and exceptional convenience, all within easy reach of Jericho, Port Meadow and Oxford city centre.

The property has been thoughtfully improved by the current owners, with the standout feature being the substantial rear extension which has transformed the ground floor living space. Designed around the garden and canal setting beyond, the extension incorporates vaulted glazing and bi-fold doors, creating a wonderfully light and open family space that connects seamlessly with the terrace and garden.

At the heart of the house is an impressive kitchen/dining room fitted with contemporary cabinetry, integrated appliances and a central island, flowing naturally into the extended living area. The result is a superb entertaining space and a practical everyday family environment, with the garden and canal providing a constant backdrop throughout the seasons. A utility room and cloakroom complete the ground floor accommodation.

The first floor provides three well-proportioned bedrooms, one with an en suite shower room, together with a family bathroom. The entire second floor has been dedicated to an impressive principal bedroom suite with its own en suite shower room, creating a peaceful retreat away from the rest of the house.

Outside, the rear garden is undoubtedly one of the property's defining features. Backing directly onto the Oxford Canal, it enjoys a wonderfully tranquil setting framed by mature planting and established greenery. The combination of lawn, terrace and waterside outlook creates a garden that feels remarkably private and far removed from the city, despite being within walking distance of Oxford's most vibrant amenities. The gentle movement along the canal, together with the surrounding willow trees and towpath walks, gives the setting a character rarely found so close to the centre of Oxford.

Rutherway forms part of the highly regarded Waterside development, positioned between Jericho and Port Meadow. The location is particularly popular for its balance of city living and access to open green space. Port Meadow itself lies nearby and offers acres of protected open countryside, riverside walks and some of Oxford's most iconic views.

The property is also ideally positioned for families, being within the catchment area for The Cherwell School and approximately a five-minute walk from Phil & Jim Primary School (Ss Philip and James' Church of England Primary School), one of North Oxford's most highly regarded primary schools.

Jericho remains one of Oxford's most sought-after neighbourhoods, known for its strong sense of community, independent cafés, restaurants, pubs and boutique shops centred around Walton Street and Little Clarendon Street. Popular local destinations include Branca Bar, Restaurant and Deli, Pierre Victoire, The Rickety Press, The Old Bookbinders Ale House, The Jericho Cafe and 101 Coffee, all contributing to the area's reputation as one of the city's most desirable places to live.

Oxford railway station is approximately a 12-minute walk away and provides regular services to London Paddington and beyond, making the property particularly well suited to those requiring access to London whilst wishing to enjoy the lifestyle and character that North Oxford offers.

Properties occupying canal-frontage positions such as this rarely come to the market, particularly those that have been so successfully extended to maximise both the living accommodation and the connection with their surroundings.

Direct frontage onto the Oxford Canal | Beautifully extended and improved by the current owners | Exceptional kitchen/dining/family space with vaulted glazing and bi-fold doors | Four bedrooms arranged over three floors | Two en-suites | Principa bedroom suite occupying the entire second floor with en suite shower room | Family bathroom and separate shower room | Utility room and cloakroom | Landscaped rear garden with canal views | Detached garden store

TENURE & POSSESSION

The Property is Freehold



LOCATION

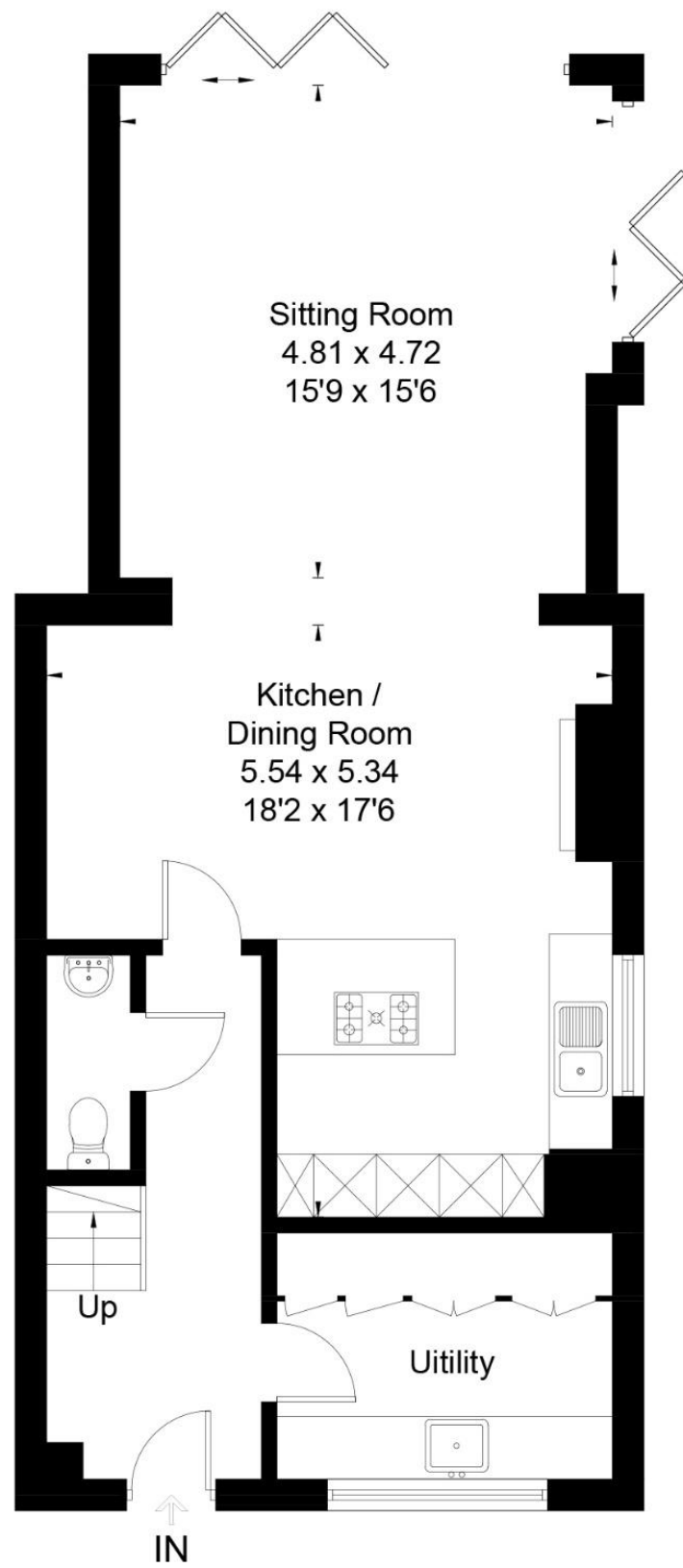
DIRECTIONS

LOCAL AUTHORITY

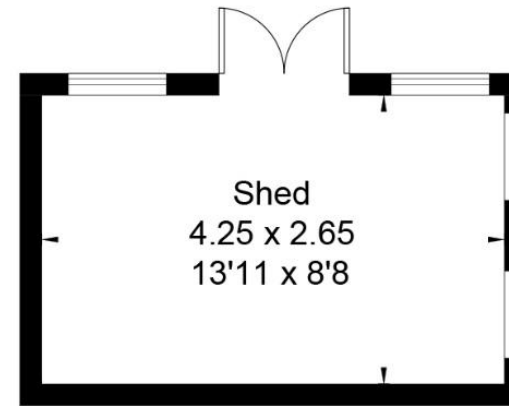
Council Tax Band E
Oxford City Council
Telephone: 01865 249811



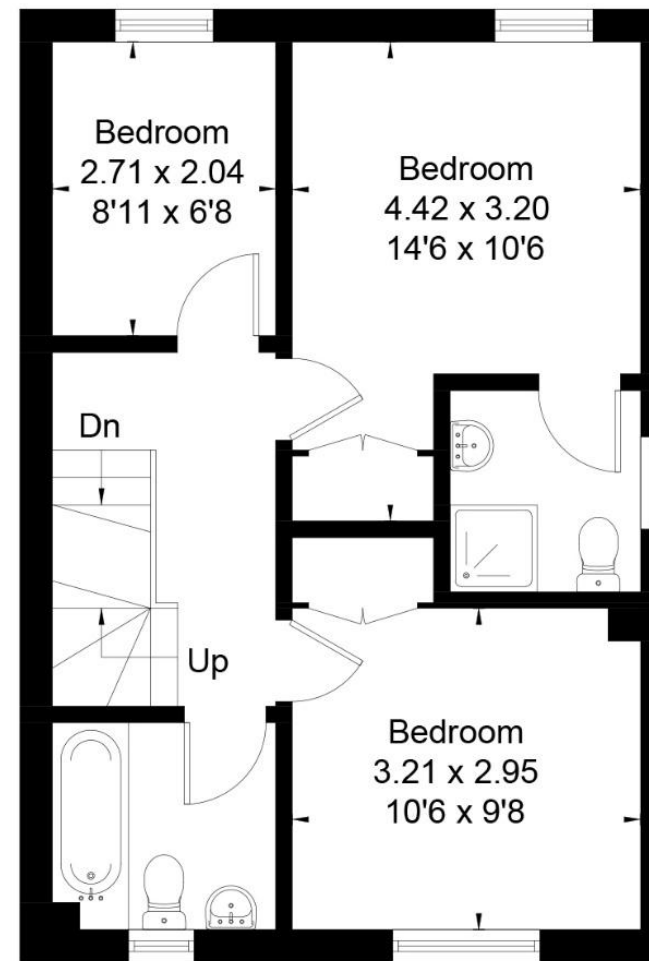
Approximate Floor Area = 144.0 sq m / 1550 sq ft (Excluding Shed)



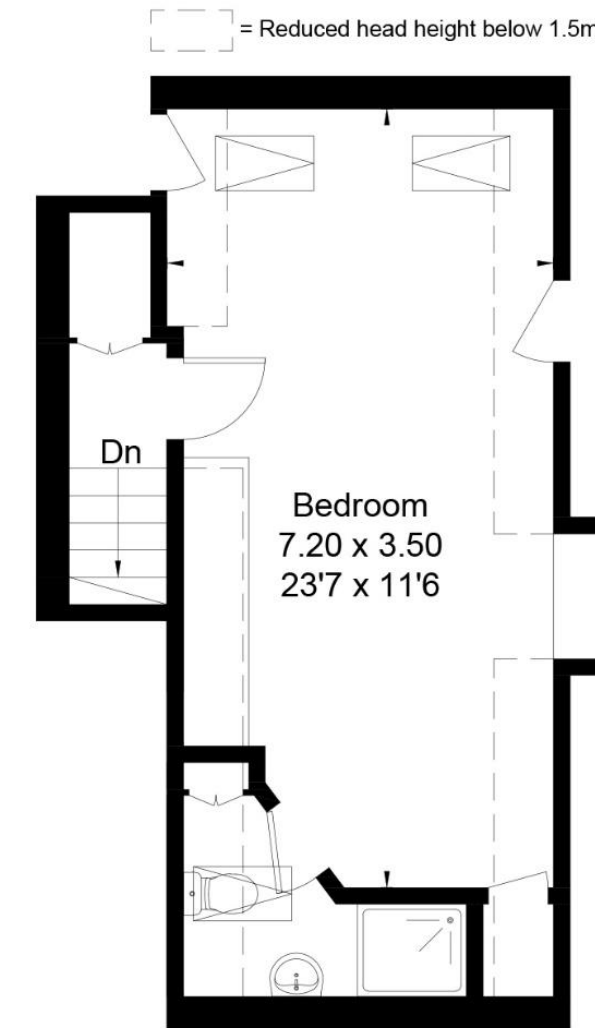
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108942

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