

28 Kingston Road
OXFORD, OX2 6RQ

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BY BRECKON

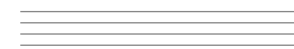


Set over four floors, 28 Kingston Road is a handsome semi-detached Victorian home situated on one of Walton Manor's most popular roads.

The property comes to the market in excellent condition throughout but with the potential, subject to planning, for further expansion along with the added benefit of off-street parking for one car - a rarity in this location!

Approx Total Area: 1,891 sq.ft. / 175,6 sq. m.





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PORTOBELLO ROAD W.11





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IMAGES FROM LEFT:
KITCHEN / BREAKFAST ROOM



The west facing kitchen / breakfast room is on the lower ground floor and is a fantastic room, flooded with light from the gable window and skylights. The room itself spans over 20ft. in length and offers space for a large dining table and seating area as well as various storage cupboards.





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IMAGES FROM LEFT:
SITTING ROOM, REAR ACCESS, FAMILY ROOM,
FAMILY ROOM



The kitchen has direct access out on to rear garden. There are three further reception rooms, all benefitting from feature fireplaces, and two have charming bay windows. The lower ground floor also has a shower room.





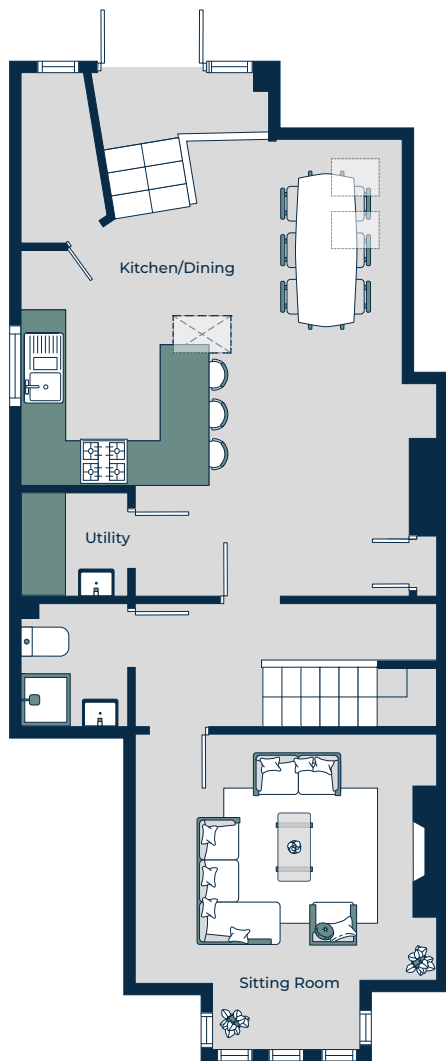
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IMAGES FROM LEFT: BEDROOM ONE, BEDROOM TWO, BEDROOM THREE, BEDROOM FOUR, BEDROOM ONE



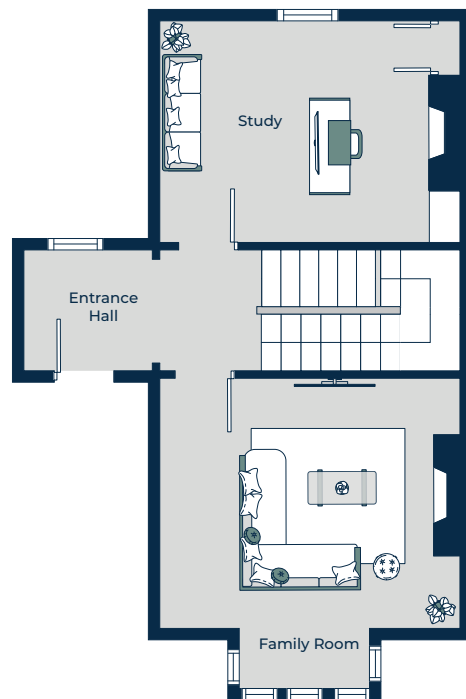
There are four double bedrooms over the first and second floors, all enjoying charming feature fireplaces. The family bathroom is on the first floor.

Throughout the property you'll find lots of period features including sliding sash windows and picture rails.



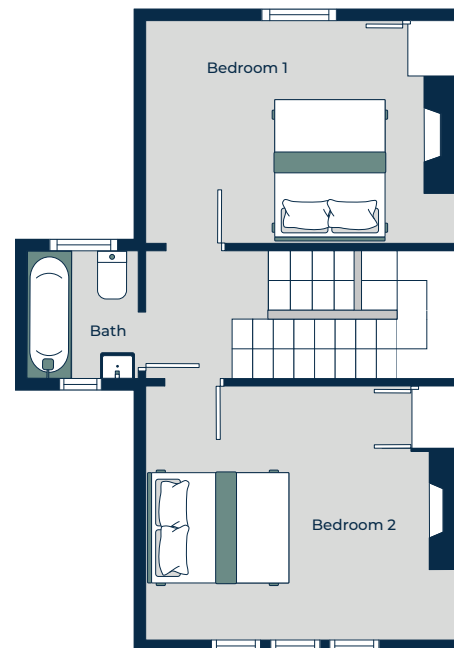
LOWER GROUND FLOOR

Kitchen/Dining	7.08m x 5.52m	23'3" x 18'1"
Sitting Room	4.29m x 4.10m	14'1" x 13'5"
Utility	1.39m x 1.10m	4'7" x 3'7"



GROUND FLOOR

Study	4.15m x 3.02m	13'7" x 9'11"
Family Room	4.28m x 4.18m	14'1" x 13'9"



FIRST FLOOR

Bedroom 1	4.14m x 3.02m	13'7" x 9'11"
Bedroom 2	4.18m x 3.37m	13'9" x 11'1"



SECOND FLOOR

Bedroom 3	4.13m x 3.99m	13'7" x 13'11"
Bedroom 4	4.18m x 3.36m	13'9" x 11'1"

= Reduced headroom below 1.5m / 5'0"

28 Kingston Road
OXFORD
OX2 6RQ

Energy rating
D

Valid until
10 June 2035

Certificate number
6100-6405-0722
-6596-3653

Council tax band F - Oxford City Council,
£3,689.64 for 2025/2026. Utilities: Gas,
electricity, water and drainage.

IMAGES FROM LEFT:
STUDY, SHOWER ROOM, FAMILY BATHROOM







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IMAGES:

REAR ELEVATIONS, GARDEN STORAGE, REAR GARDEN



The west facing rear garden spans over 20m in length and is accessed either via the kitchen / breakfast room or the side access available from the driveway. A small patio area is available directly outside the kitchen but there is a further, larger seating area at the end of the garden, designed to make the most of the west facing aspect. A shed is also available for storage of garden equipment and bicycles.



28 Kingston Road, Oxford, OX2 6RQ

IMAGES FROM TOP:
Ship Street, Oxford
Westgate, Oxford,
Summertown, Oxford



Walton Manor

The area of Walton Manor is one of Oxford's most well regarded and popular areas to live. It is in the Phil and Jim school catchment as well as the Cherwell secondary.

The city centre is accessed by a stunning canal side walk, Jericho is on the doorstep with its boutique shops, independent cinema, bars and restaurants and Summertown is under a mile away and enjoys a Nuffield Health Centre and M&S foodhall.

The central Oxford rail station and Gloucester Green bus station are around fifteen minutes' walk away.

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Ready to view?



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