



JCP

ESTATE AGENTS

OXFORD

Hayfield Road, Oxford, OX2 6TX

Offers in the Region of £925,000

The property offers well-balanced and light-filled accommodation arranged over two floors, combining period character with excellent potential for further enhancement. The ground floor comprises a welcoming entrance hall, a comfortable sitting room with original features, and a generous kitchen/dining space to the rear, enjoying a delightful outlook over the garden and canal beyond. Upstairs, there are well-proportioned bedrooms and a family bathroom, all presented in good order. The property has been well maintained over the years and offers an exciting opportunity for an incoming purchaser to modernise and tailor the space to their own specification, creating a truly exceptional home in a prime location.

The rear garden is a particular highlight - private, mature and beautifully positioned, with direct access and views onto the canal, providing a peaceful and scenic setting rarely found so close to the city centre. The current owner has particularly enjoyed this unique setting, even recounting how they would occasionally collect friends from the station by boat, returning along the canal to the foot of the garden - a wonderful illustration of the lifestyle this property offers. The property further benefits from eligibility for residential permit parking. Hayfield Road is widely regarded as one of the most sought-after addresses in Central North Oxford, ideally located for access to Jericho, Summertown and Oxford city centre.



LOCATION

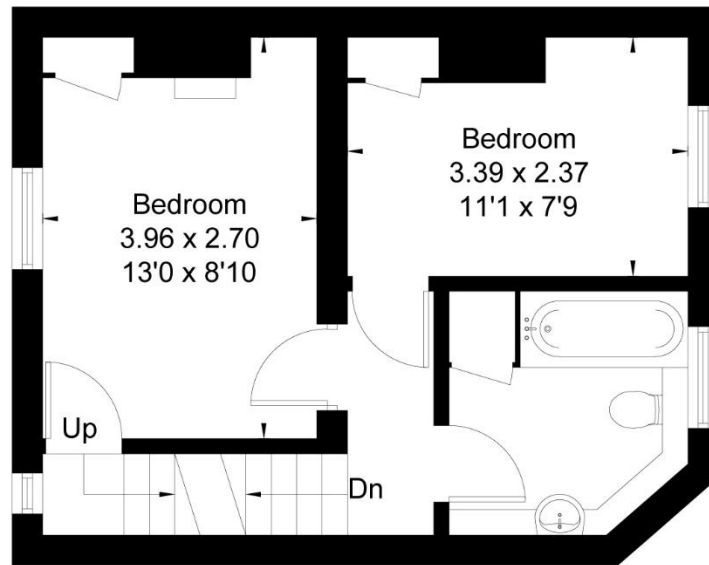
DIRECTIONS

LOCAL AUTHORITY

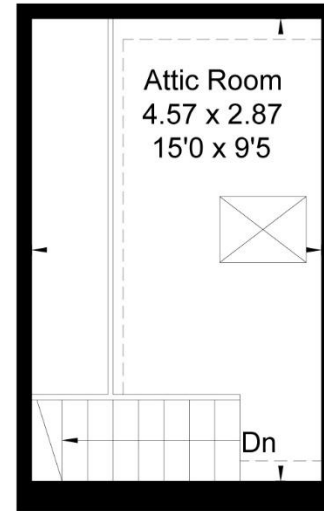
Council Tax Band E
Oxford City Council
Telephone: 01865 249811



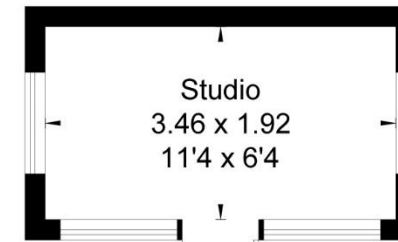
Approximate Floor Area = 101.2 sq m / 1089 sq ft
 Studio = 6.5 sq m / 70 sq ft
 Total = 107.7 sq m / 1159 sq ft (Excluding Shed)



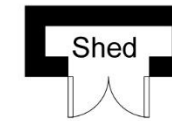
First Floor



Second Floor



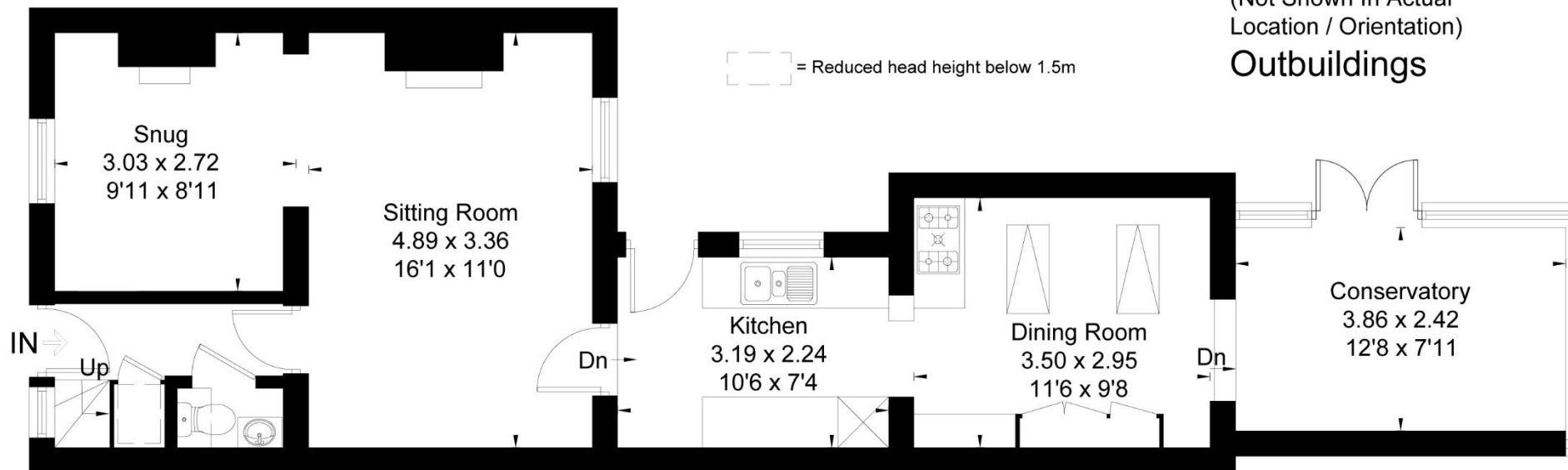
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

[Dashed box] = Reduced head height below 1.5m



Ground 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 #105730



James C. Penny Estate Agents
 Sales | Lettings | Acquisitions | Management

Central North Oxford
 113 Walton Street, Oxford, OX2 6AJ
 Tel: 01865 55 44 22
 Email: northoxford@jcpestateagents.co.uk

East Oxford
 251 Cowley Road, Oxford, OX4 1XG
 Tel: 01865 72 11 22
 Email: eastoxford@jcpestateagents.co.uk

IMPORTANT NOTICE
 James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	