



JCP

ESTATE AGENTS

OXFORD

Hayfield Road, Oxford, OX2 6TX

Guide Price £1,000,000

A charming Victorian terraced home, superbly positioned on one of North Oxford's most desirable roads, with a rare and highly attractive rear aspect backing directly onto the canal.

Victorian Terrace Home | Prime North Oxford location | Spacious sitting room | Period features throughout | Well sized bedrooms | Family bathroom | Permit parking available | Light filled two storey home | Direct canal access | Private mature garden

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax E
Oxford City Council
Telephone: 01865 249811



DESCRIPTION & SITUATION

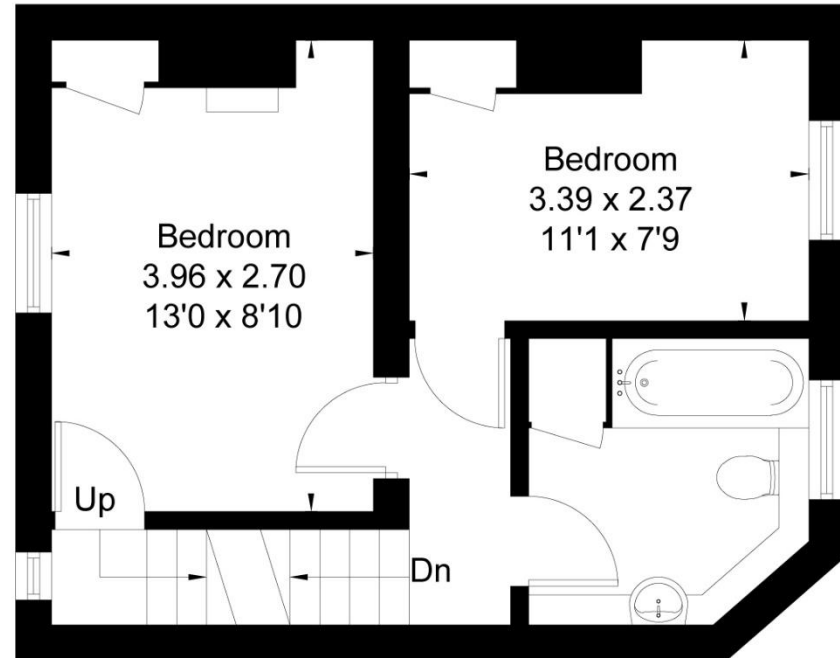
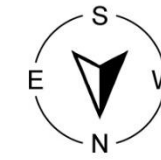
The property offers well-balanced and light-filled accommodation arranged over two floors, combining period character with excellent potential for further enhancement. The ground floor comprises a welcoming entrance hall, a comfortable sitting room with original features, and a generous kitchen/dining 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.

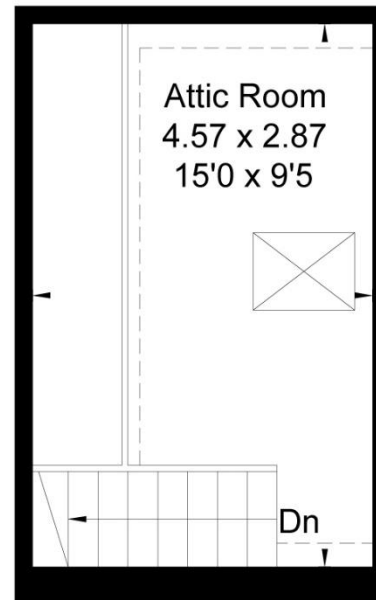
The property further benefits from eligibility for residential permit parking. Hayfield Road is widely regarded as one of the most sought-after addresses in Central North Oxford, ideally located for access to Jericho, Summertown and Oxford city centre.



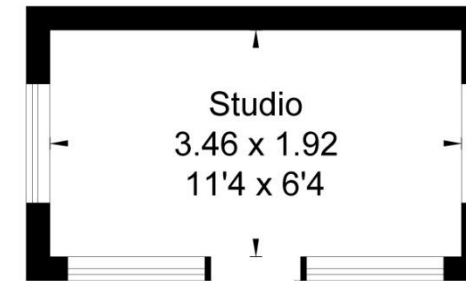
Approximate Floor Area = 101.2 sq m / 1089 sq ft
 Studio = 6.5 sq m / 70 sq ft
 Total = 107.7 sq m / 1159 sq ft (Excluding Shed)



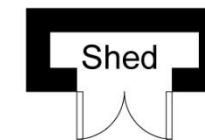
First Floor



Second Floor

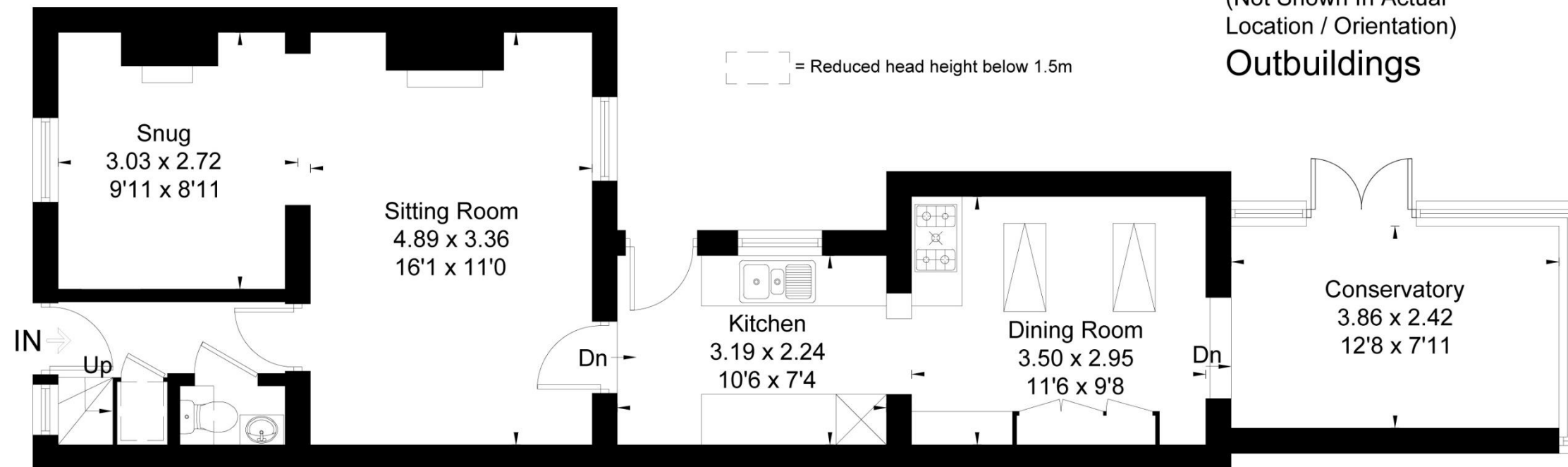


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings



Ground Floor

[Dashed box] = Reduced head height below 1.5m



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

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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	