



JCP

ESTATE AGENTS

O X F O R D

# Kingston Road, Walton Manor, Oxford, OX2 6RQ

Guide Price £1,250,000

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A charming and versatile stylishly remodelled Victorian Gothic style residence with delightful west facing garden in this highly regarded residential neighbourhood.

Stylish Victorian Gothic Style Property | Well Insulated & Versatile Accommodation | Double Aspect Open Plan Sitting Room & Kitchen/Dining Room | Self Contained Flat on Lower Ground Floor | Three Further Bedrooms with Bathroom & Shower Room | Gas Central Heating & Double Glazing | West Facing Garden with Studio & Rear Pedestrian Access | Highly Regarded Residential Location | Residents Parking Zone | No Onward Chain

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## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band E  
Oxford City Council  
Telephone: 01865 249811



## DESCRIPTION & SITUATION

This attractive Victorian Gothic style property has been stylishly remodelled by the current owner to provide a versatile and well insulated home. To the front a footpath leads past the well stocked front garden to a Gothic arched porch with front door opening into a striking open plan sitting room and kitchen/dining room which enjoys a double aspect with bay window to the front and french door to the rear garden. There is a lower ground floor which can also be independently accessed from the rear, providing a multitude of uses and comprising: inner lobby, kitchen/dining room, bedroom/sitting room and storeroom, and shower room. On the first floor there are two further bedrooms, bathroom and shower room. On the top floor there is a further double bedroom in the loft. Outside to the rear is a delightful enclosed west facing garden with studio and gated rear pedestrian access. Walton Manor operates a residents parking zone.

The property is well situated in the fashionable and vibrant Walton Manor neighbourhood in the North Oxford Victorian Suburb Conservation Area and is in an excellent school catchment area. It is a short walk to beautiful Port Meadow. The location also enjoys easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema, along with the Radcliffe Quarter, Blavatnik School of Government, Schwarzman Centre for the Humanities and Oxford University Press. The more comprehensive facilities of the City Centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. A 20 minute walk or 7 minute cycle along Oxford's scenic canal tow path is Oxford's main rail station, with rail services to London Paddington and Marylebone, reachable within approximately one hour. From the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



# Approximate Gross Internal Area 1202 sq ft - 112 sq m (Excluding Outbuilding)

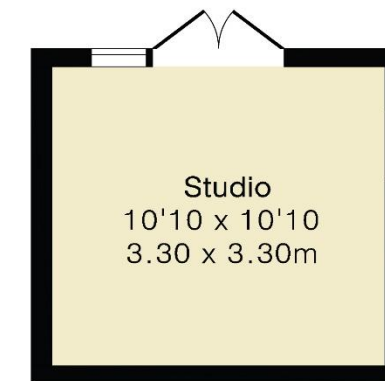
Lower Ground Floor Area 351 sq ft – 33 sq m

Ground Floor Area 341 sq ft – 32 sq m

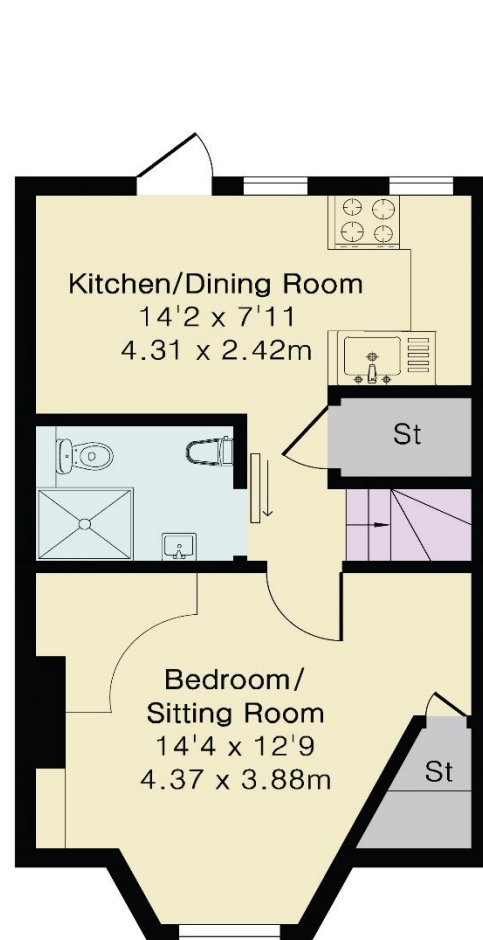
First Floor Area 335 sq ft – 31 sq m

Second Floor Area 175 sq ft – 16 sq m

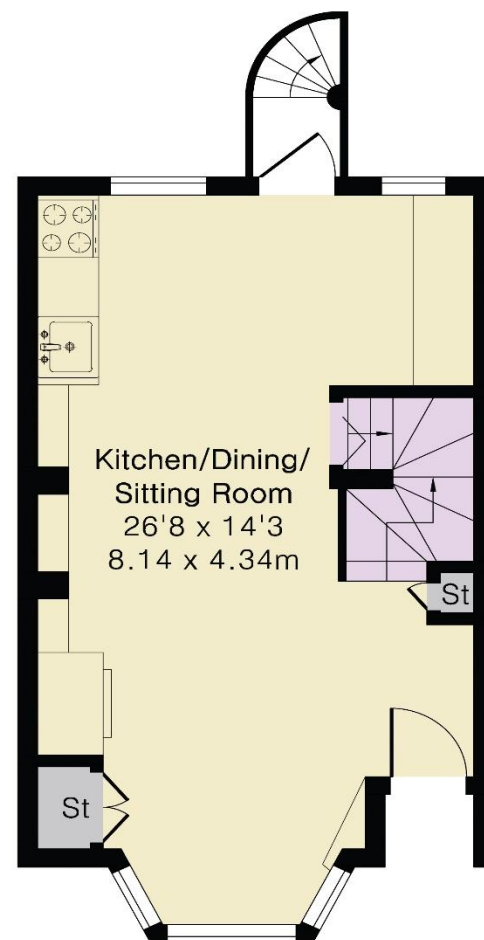
Outbuilding Area 117 sq ft – 11 sq m



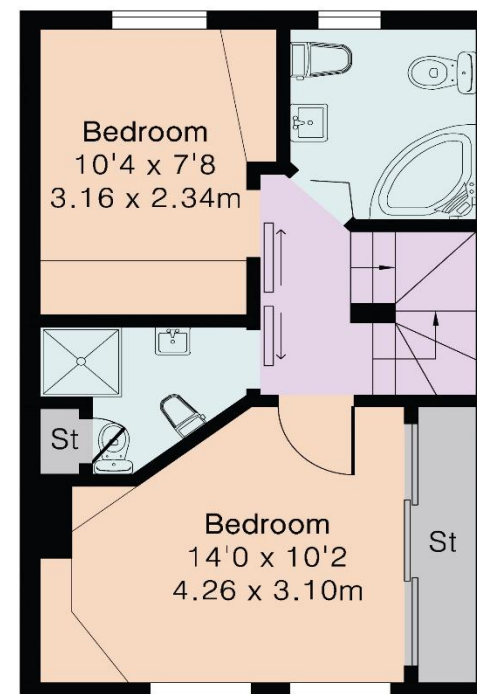
Outbuilding



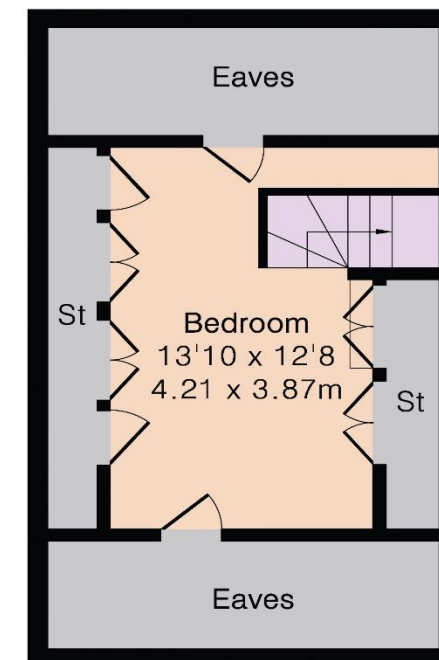
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	