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ESTATE AGENTS

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Great Clarendon Street, Jericho, Oxford, OX2 6AX

Guide Price £850,000

Great Clarendon Street is a characterful three-bedroom period house situated in a superb position in the heart of Jericho.

The property offers approximately 1,126 sq ft (105 sq m) of accommodation arranged over three floors and, whilst now requiring some updating, provides an exciting opportunity for a purchaser to create a lovely central Oxford home.

The ground floor comprises a sitting room, separate dining room and kitchen, with access to the enclosed rear courtyard. There are a number of period features throughout, including fireplaces and attractive sash-style windows.

On the first floor are two bedrooms and the bathroom, together with useful storage. The principal bedroom occupies the second floor and is a particularly interesting space with characterful roof lines and attractive elevated views towards the neighbouring historic tower.

The house would benefit from a programme of refurbishment, but the proportions, period character and location provide an excellent starting point. For someone looking for a property they can put their own stamp on, rather than one which has already been refurbished, this is a particularly appealing opportunity in one of Oxford’s most sought-after areas.

To the rear is a private enclosed courtyard, providing useful outside space in such a central location and offering scope to create an attractive seating or garden area.

Great Clarendon Street is situated in the heart of Jericho, one of Oxford’s most established and sought-after residential areas. The property is ideally positioned for the excellent range of independent shops, caf  s, restaurants and pubs found throughout Jericho and along nearby Walton Street and Little Clarendon Street.

Oxford city centre and the University are within easy reach, making the property particularly well placed for access to the city’s colleges, departments and extensive cultural and shopping amenities.

For those who enjoy the outdoors, the Oxford Canal and Port Meadow are both within easy reach, providing attractive walks and open green space close to the city centre.

Oxford railway station is also conveniently located, providing regular services to London and other major destinations.

The combination of a central Oxford location, excellent local amenities and the individual character of Jericho makes Great Clarendon Street an exceptionally convenient and desirable place to live.



TENURE & POSSESSION
The Property is Freehold



LOCATION

Jericho is one of Oxford’s most desirable and characterful neighbourhoods, enjoying an exceptional position immediately to the north of the city centre. Renowned for its distinctive atmosphere and strong sense of community, the area combines attractive period architecture with an excellent selection of independent shops, caf  s, restaurants and traditional public houses, many of which are centred around the vibrant Walton Street and nearby Little Clarendon Street.

The location is particularly well placed for access to Oxford’s extensive cultural, educational and commercial amenities. The historic city centre is within easy reach, providing a comprehensive range of shopping, dining and leisure facilities, together with many of the University of Oxford’s colleges, departments and libraries. The Mathematical Institute, Blavatnik School of Government and the wider Radcliffe Observatory Quarter are also conveniently situated nearby.

For those seeking outdoor space, Jericho offers excellent access to some of Oxford’s most attractive open areas. The Oxford Canal provides picturesque waterside walks through the neighbourhood, while the expansive green spaces of Port Meadow are close at hand, offering opportunities for walking, running and recreation throughout the year.

Communication links are excellent, with Oxford railway station readily accessible and providing regular services to London Paddington and London Marylebone, as well as connections to other major destinations. There are also convenient road links towards the A34 and wider motorway network, while frequent local bus services provide access across Oxford and the surrounding area.



Approximate Gross Internal Area 1126 sq ft - 105 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 460 sq ft – 43 sq m

Second Floor Area 178 sq ft – 17 sq m



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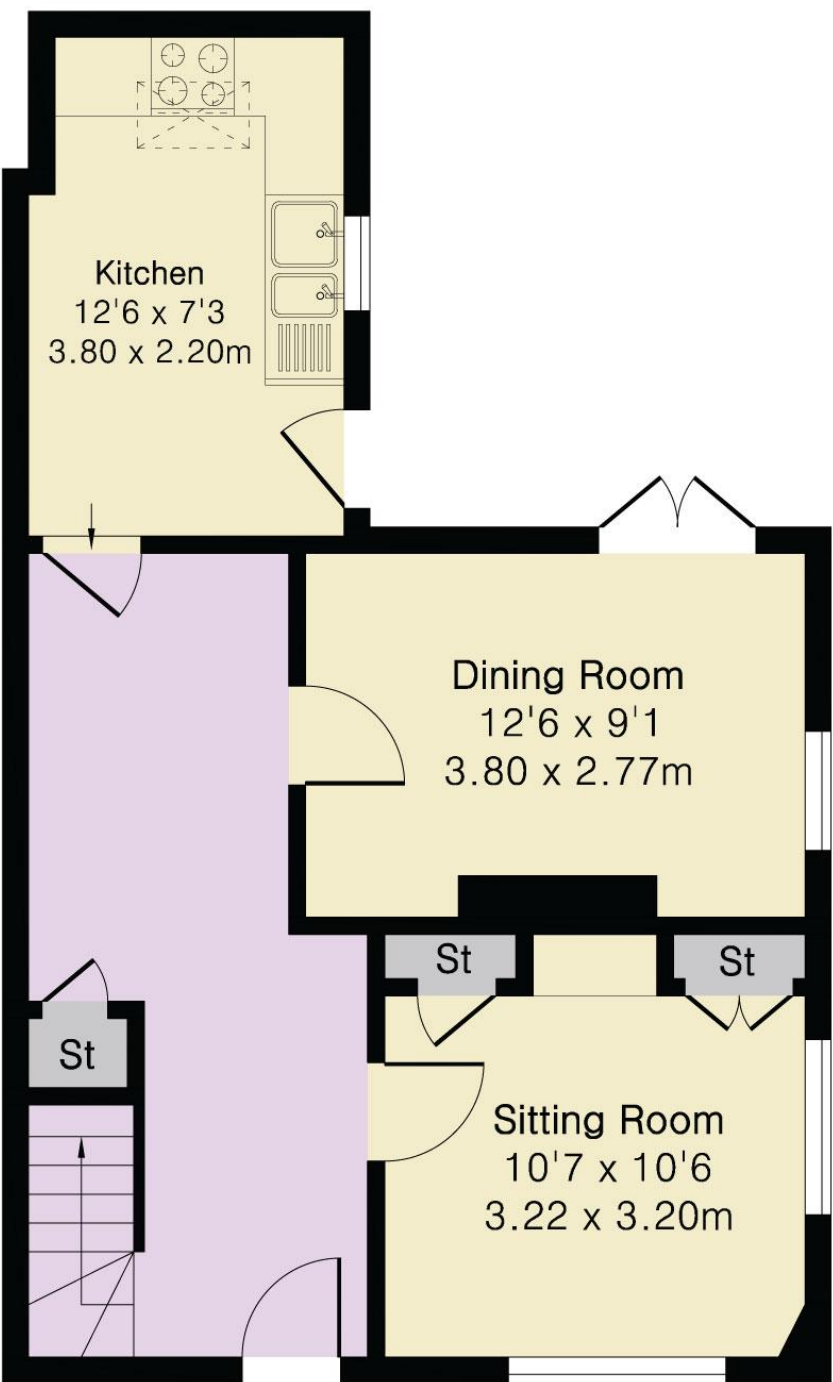
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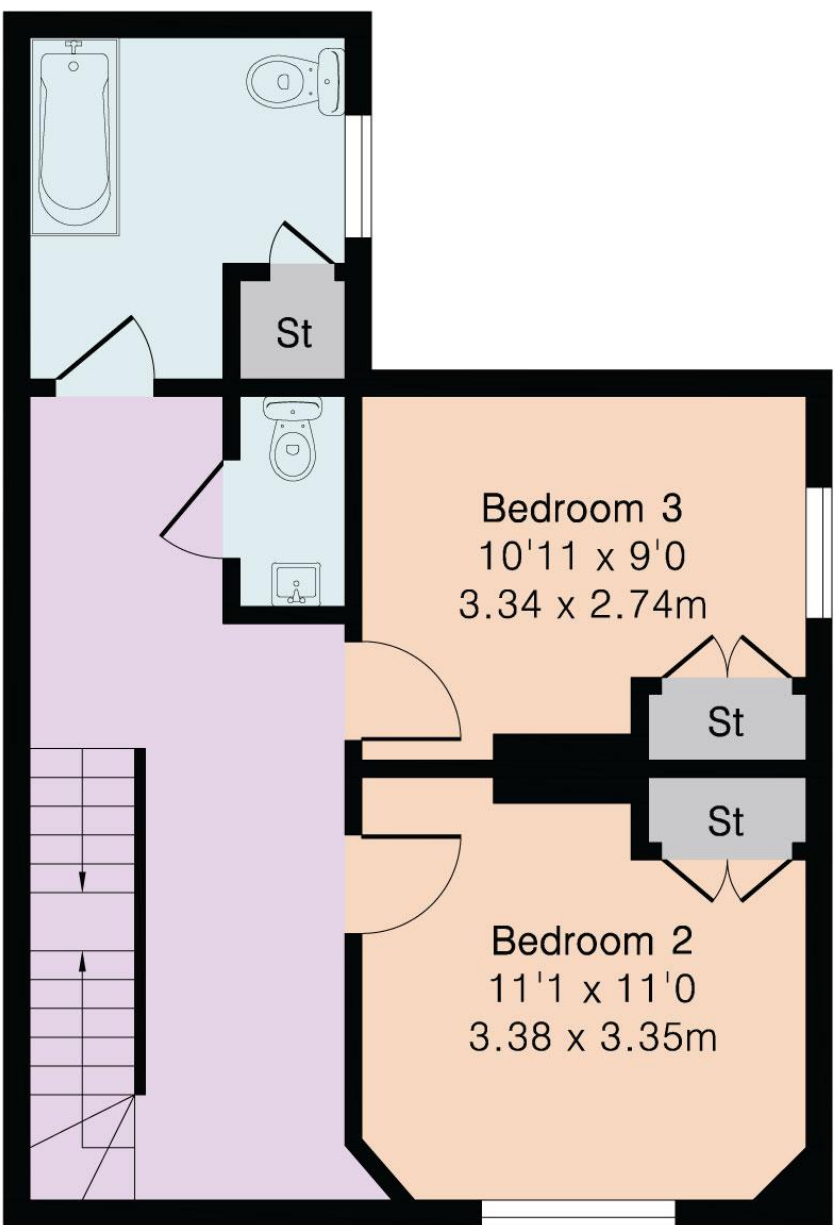
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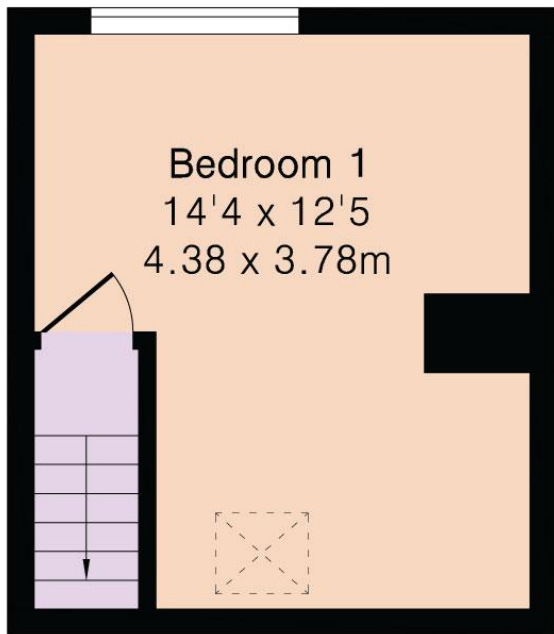
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Ground Floor



First Floor



Second Floor

Current		Potential
		68
		49