



JCP

ESTATE AGENTS

O X F O R D

Vicarage Road, Oxford, OX1 4RB

Guide Price £750,000

The property has a lovely balance of character and practical family living. At the front of the house is a comfortable sitting room centred around a wood-burning stove, creating a cosy space during the winter months.

To the rear is a generous kitchen/dining room which has clearly become the hub of the home. The shaker-style kitchen sits around a central island with plenty of worktop space, while rooflights and glazed doors bring in an abundance of natural light and connect the room beautifully with the garden.

There's ample room for a large dining table, making it ideal for everyday family life as well as entertaining.

A ground floor cloakroom completes the accommodation on this level.

The first floor provides three bedrooms together with the family bathroom. The rooms are all well-proportioned and offer flexibility depending on a buyer's needs, whether that's children's bedrooms, guest accommodation or a home office.

Occupying the entire second floor, the principal bedroom enjoys a real sense of privacy and benefits from its own en-suite shower room together with useful built-in storage.

Outside, the rear garden is one of the property's standout features. It has been thoughtfully planted over many years, creating a peaceful and established space with a wonderful variety of mature shrubs, trees and planting. There are several areas to sit and enjoy the garden throughout the day, whether in the sunshine or shade.

To the rear of the garden is a detached summer house, currently used as additional living space, but equally suited as a home office, studio, gym or hobbies room.

New Hinksey continues to be one of Oxford's most desirable residential locations, offering easy access into the city centre, Oxford Railway Station, the River Thames and Hinksey Park. The area is particularly popular with families and professionals looking to enjoy a quieter setting whilst remaining within walking distance of everything the city has to offer.

. Attractive Victorian Home | Flexible accommodation over three floors | Open plan kitchen/diner | Wood burning stove | Mature rear garden | Detached summer house | Gas central heating | Sought-after New Hinksey location | Walking distance to Oxford centre and railway station |



LOCATION

Vicarage Road is situated in a convenient East Oxford location, within easy reach of Oxford city centre and the wide range of amenities the city has to offer. The area is particularly well placed for access to local shops, cafés, restaurants and everyday facilities, while Oxford’s historic centre, universities, colleges and cultural attractions are readily accessible. Oxford offers excellent transport connections, with comprehensive local bus services and rail links from Oxford station to London and other major centres. The property is also well positioned for access to the city’s extensive walking and cycling network, making this a particularly convenient location from which to enjoy all that Oxford has to offer.

LOCAL AUTHORITY

Council Tax Band D
Oxford City Council
Telephone: 01865 249811



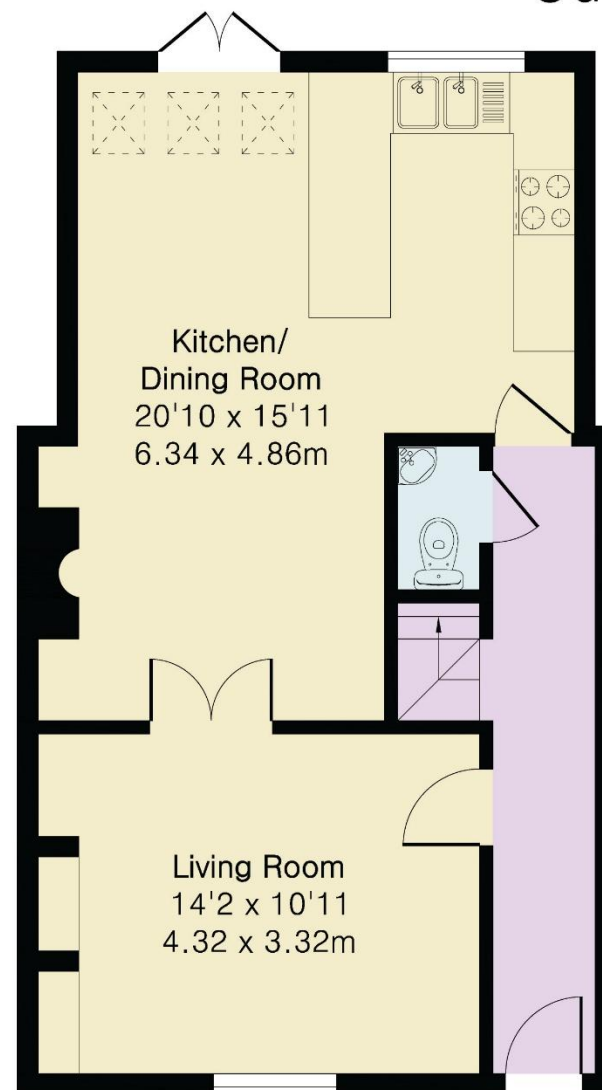
**Approximate Gross Internal Area 1278 sq ft - 118 sq m
(Excluding Outbuilding)**

Ground Floor Area 551 sq ft – 51 sq m

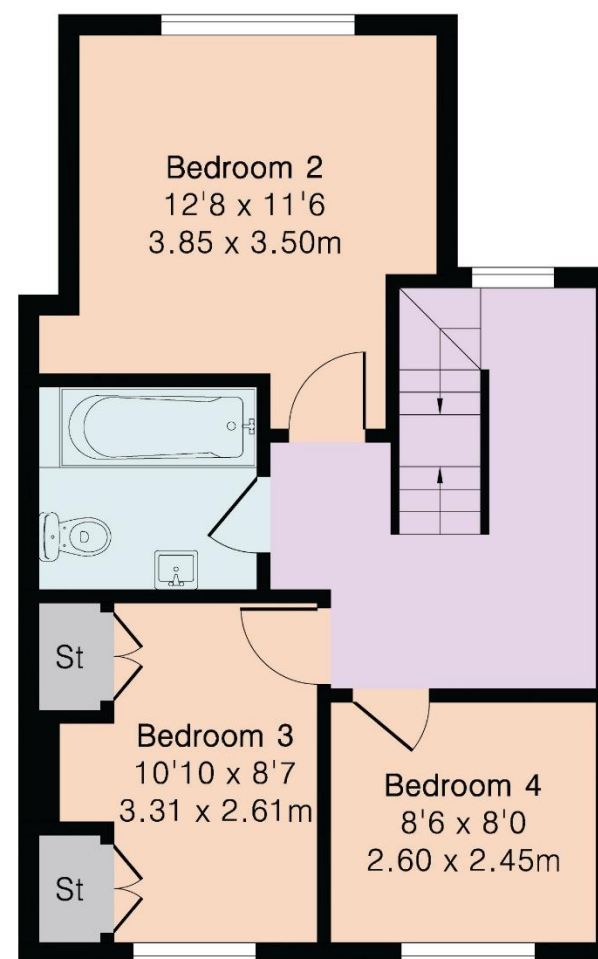
First Floor Area 467 sq ft – 43 sq m

Second Floor Area 260 sq ft – 24 sq m

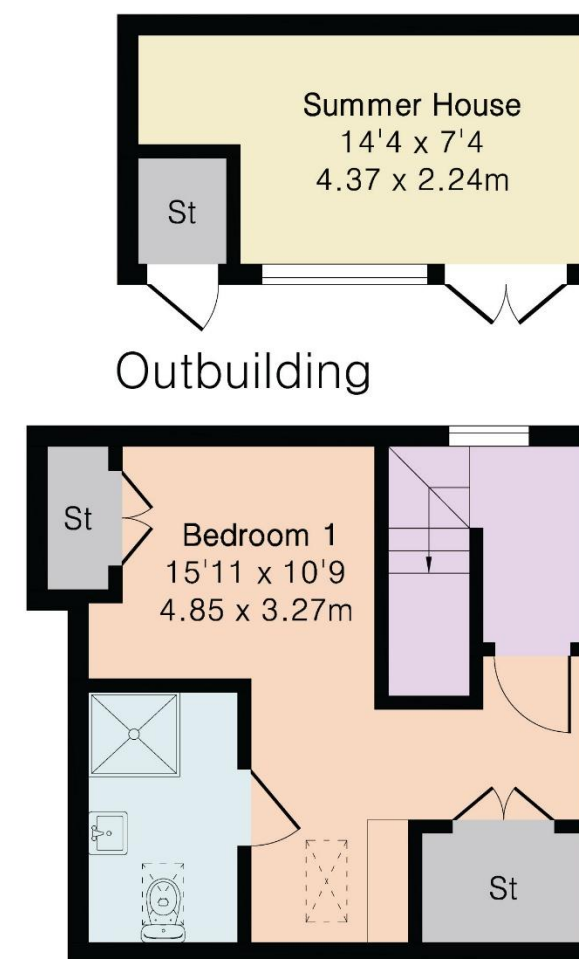
Outbuilding Area 105 sq ft – 10 sq m



Ground Floor



First Floor



Second Floor



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