

Knight Frank

78 Banbury Road, Oxford OX2

A rare opportunity to acquire a substantial detached period property in prime North Oxford.



The opportunity.

78 Banbury Road, Oxford, OX2 6JT

A substantial detached period property in prime North Oxford, offering significant refurbishment potential and the opportunity to create a prime family home.

- **Location:** Situated on Banbury Road, approximately 1.1 miles north of Oxford city centre, within one of the city's most sought-after residential areas and in close proximity to Summertown
- **Property:** Detached period building arranged over ground, first and second floors, extending to approximately 5,353 sq ft (498.21 sqm), including garage
- **Accommodation:** The existing layout provides multiple reception rooms at ground floor level, with bedroom accommodation arranged across the upper floors, offering clear scope for reconfiguration
- **Condition:** The property requires comprehensive refurbishment, presenting a significant opportunity to enhance value
- **Tenure:** Freehold with vacant possession

The site

The property comprises a detached period building arranged over ground, first and second floors, extending to approximately 5,353 sq ft (498.21 sq m), including the garage.

The building dates from the mid 1880s and is historically associated with Sir James Murray, editor of the Oxford English Dictionary.

The accommodation provides a range of reception rooms at ground floor level, together with kitchen and ancillary space, with bedroom accommodation arranged over the upper floors. The layout offers a clear opportunity for reconfiguration to suit modern family living.

Externally, the property benefits from a private garden.

The property offers a significant refurbishment opportunity, providing the basis to deliver a prime family house within one of Oxford's most sought-after residential locations.







Location

Oxford is a globally recognised city, with a strong residential market. The property is located approximately 1.1 miles north of the city centre, on Banbury Road.

North Oxford is one of the city's most desirable residential locations, characterised by its mature, tree-lined streets and substantial Victorian and Edwardian housing.

The property occupies a well-established position on Banbury Road within this setting and lies close to Summertown, a popular neighbourhood centre offering a wide range of independent shops, cafes and restaurants.

The location also benefits from convenient access to the Oxford ring road and the wider A40, supporting connectivity both within Oxford and the wider region.



Transport and connectivity

The property benefits from excellent connectivity, with Oxford railway station located approximately 1.1 miles to the south.

Rail:

From Oxford, there are direct rail services to Didcot Parkway (13 minutes), Reading (approximately 26 minutes), London Paddington (approximately 51 minutes) and London Marylebone (approximately 1 hour 13 minutes).

Road:

By road, the M40 motorway is located approximately 7.2 miles to the east, providing access to London, Birmingham and the wider motorway network.

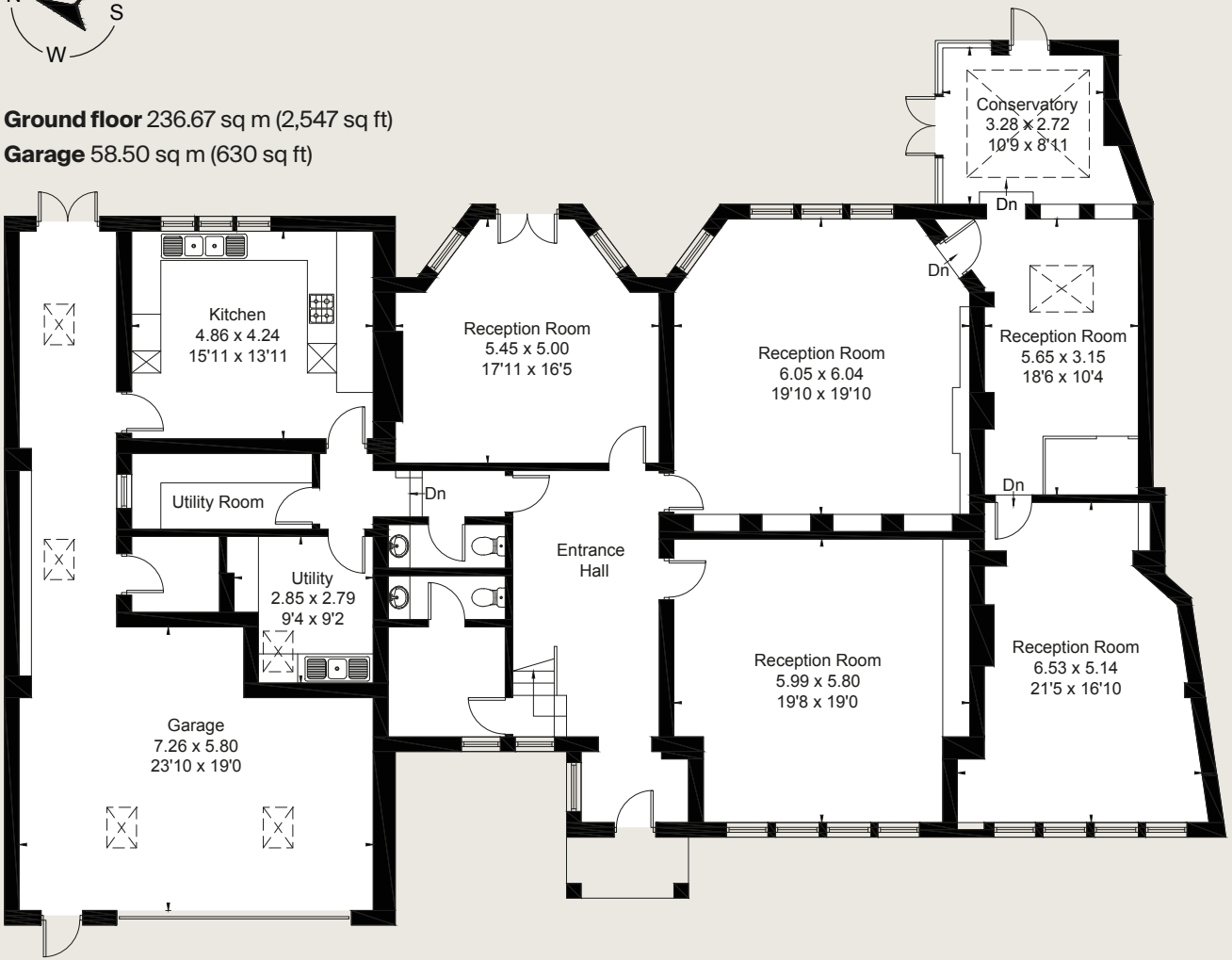
Bus:

Services from St Margaret's Road East (immediately adjacent) provide access to Oxford city centre in approximately 4 minutes.

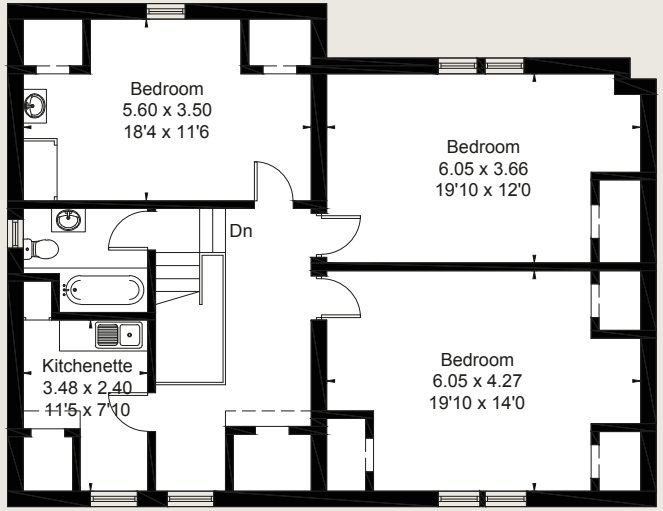
Floor plans

Approximate floor area = 498.21 sq m / 5,363 sq ft GIA including garage

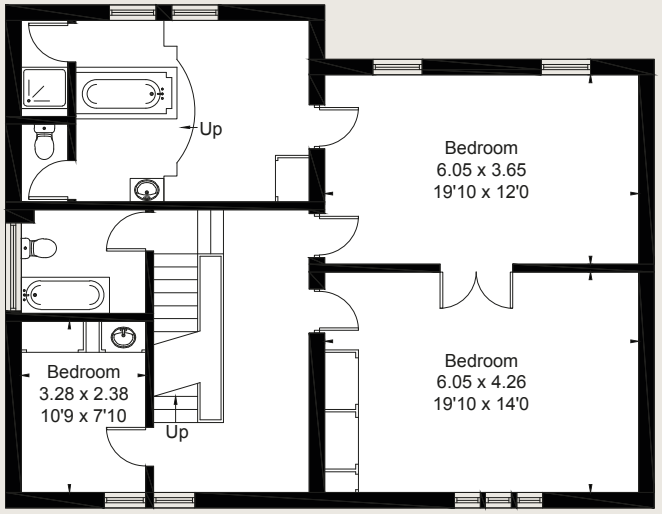
Ground floor 236.67 sq m (2,547 sq ft)
Garage 58.50 sq m (630 sq ft)



Second floor 101.42 sq m (1,092 sq ft)



First floor 101.62 sq m (1,094 sq ft)



Floorplans indicative only.

Further information

Services
Mains water, electricity and drainage are understood to be connected.

EPC
The site has an EPC rating of D.

Statutory authority
Oxford City Council.

Viewings
Strictly through prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT
We understand that the property has not been elected for VAT.

Method of Sale
The property is for sale by private treaty via informal tender.

Legal
For sale with vacant possession on completion.

Further information
Further information including legal documents, EPC and floorplans are available on our dedicated website.

Please email:
emma.cleugh@knightfrank.com
or call on +44 7778 463 958

lexi.solt@knightfrank.com
or call on +44 7483 483 073









Contact us.

Emma Cleugh
Partner, Head of Education & Charities
+44 20 7861 5427
+44 7778 463 958
emma.cleugh@knightfrank.com

Jasper Upton
Associate, Education & Charities
+44 20 3967 7177
+44 7790 344 190
jasper.upton@knightfrank.com

William Kirkland
Partner, Office Head
+44 18 6526 4865
+44 7775 618 520
william.kirkland@knightfrank.com

Lexi Solt
Graduate, Education and Charities
+44 20 3866 2933
+44 7483 483 073
lexi.solt@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated July 2026.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.