



THOMAS
MERRIFIELD
SALES LETTINGS

63 Vicarage Road
New Hinksey, Oxford, OX1 4RE

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A truly distinctive period five bedroom family house with character and period features, having been built as a shop, located in a quiet no-through road just a mile from Carfax Tower and Oxford's historic city centre.

- Five bedroom Victorian house
- Large bright sitting room, being the former shop space
- Dining room with stripped floorboards and fireplace
- New fitted kitchen with oak worksurfaces
- Study with stripped floorboards and fireplace
- Three first floor double bedrooms
- Two second floor bedrooms with dormer windows
- Bathroom and shower room
- South facing rear garden and on-street permit parking
- Council Tax Band: D. EPC Rating: D

This spacious property retains a good number of period features including; original shop doors with stained glass, fireplaces to the first floor bedrooms, stripped floorboards, timber panelling, sash windows and high ceilings. There is a wide south-facing rear garden offering potential for a rear extension, subject to planning. Some windows are double glazed and central heating is gas-fired.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely outdoors and indoors. According to Gov.uk, there is a High risk of flooding from rivers, however, we understand from the owners that the property has not flooded during their 35 years of ownership.

Guide Price £750,000 Freehold





New Hinksey and Grandpont offer a range of local services and amenities including; two primary schools, Hinksey Park and outdoor swimming pool, public houses, Post Office and a Tesco metro store.

The city centre is within easy walking/cycling distance of the property and Oxford Ring Road/Southern By-pass approximately half a mile away giving access to the A34 and to the A40 (linking to J8 of the M40) at Green Road Roundabout in Headington. Numerous bus routes serve central Oxford, Abingdon and other parts of the city. Oxford Railway Station is c.1.5 miles to the north offering a fast service to London Paddington Station in approximately 50 minutes.

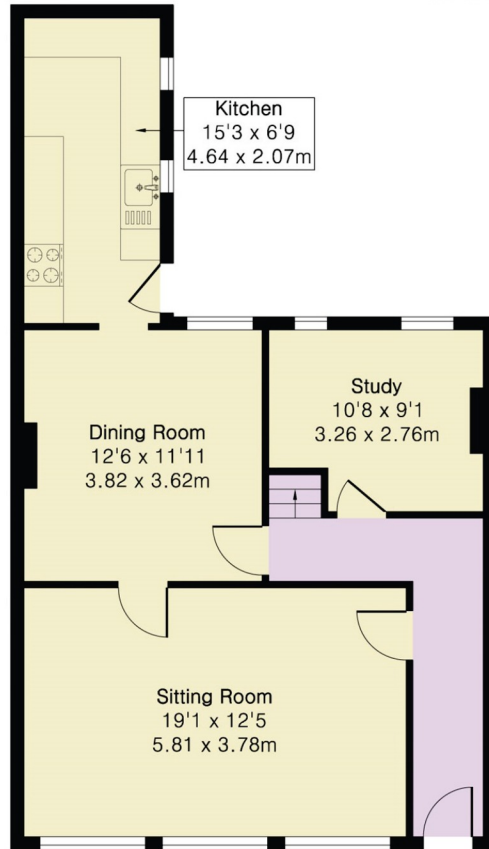


Approximate Gross Internal Area 1590 sq ft - 148 sq m

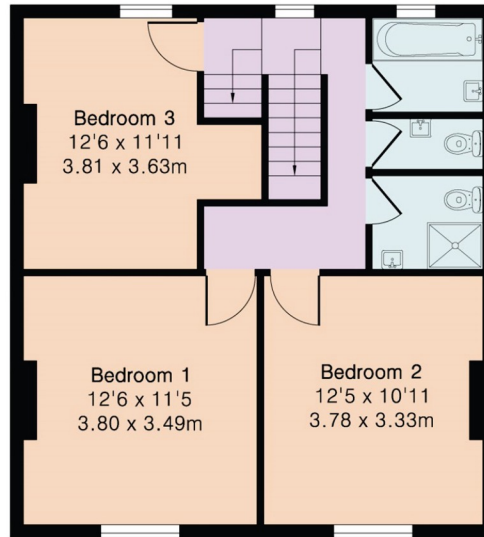
Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 579 sq ft – 54 sq m

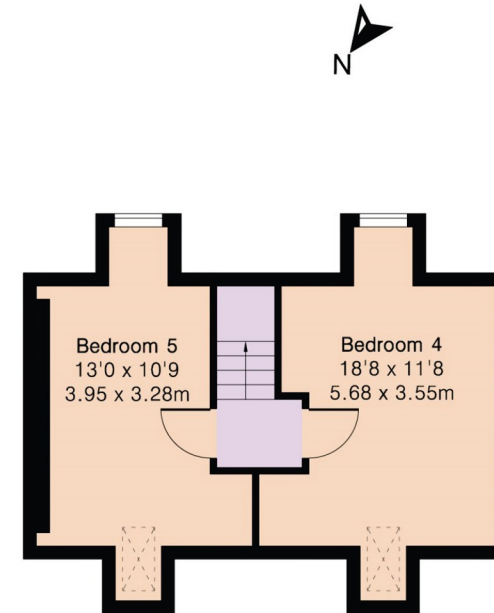
Second Floor Area 327 sq ft – 30 sq m



Ground Floor



First Floor



Second Floor



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