



63 St. John Street, Oxford

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

63 St. John Street, Oxford, OX1 2LG

A period Grade II listed 4-bedroom townhouse with an annexe in a prestigious location close to local amenities

Oxford station 0.5 mile (London Paddington 58 minutes), High Street Oxford 1.1 miles, A40 (North Way/Northern Bypass Road) 3.4 miles, M40 (Jct. 9) 9.6 miles, London Heathrow Airport 46.5 miles, central London 58.4 miles

Entrance hall | Sitting room | Study Kitchen/ breakfast room | Utility room | Store room
Cloakroom | Shower room | Principal bedroom with dedicated bathroom | 2 Additional bedrooms, 1 en suite | Dressing room | Family bathroom | 1 Bedroom annexe | Courtyard garden | External store
EPC Rating D

The property

Dating from circa 1837, 63 St. John Street is a handsome end-of-terrace family home offering more than 2,900 sq. ft. of sensitively modernised accommodation arranged over five light-filled floors. Retained features include sash windows, high ceilings, a wealth of wooden flooring and an original fireplace.

Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall with useful cloakroom and comprises a study with feature fireplace and a generous kitchen with a range of contemporary wall and base units including a breakfast bar, modern integrated appliances and a door to the courtyard garden, in turn giving access to the annexe. On the lower ground floor, the property provides an extensive 29 ft. wooden-floored sitting room with central pillars and two large, vaulted sky lanterns, a fitted utility room, a store

room and a modern shower room. On the first floor the property offers a generous double bedroom with contemporary en suite bathroom and one additional double bedroom. The second floor is dedicated to the property's principal bedroom and a modern bathroom, with stairs leading up to a third floor fitted dressing room.

Accessible from the courtyard garden, the annexe provides a ground floor sitting room with wooden flooring and separate side access door, a modern lower ground floor bathroom with twin sinks and a door to the crypt/sitting room and a first-floor vaulted double bedroom, also with wooden flooring.

Outside

Having plenty of kerb appeal, the property is approached over a step rising from the pavement. The 25 ft. walled courtyard garden is paved for ease of maintenance and benefits from an external store and separate side access door, the whole ideal for entertaining and alfresco dining.

Location

The property lies in the sought-after area of Jericho, within striking distance of Port Meadow and the facilities of Walton Street including boutique shopping, cafés, bars, restaurants and a cinema and Oxford city centre. Communications links are excellent with access to central London from Oxford station in less than an hour, frequent buses from Gloucester Green coach station to London Victoria and Heathrow, London Gatwick and Stansted Airports and easy access to the M40 motorway (Jct. 9) and to London Heathrow. The property is well located for state schools including The Cherwell School (rated Outstanding by Ofsted) together with a good selection of independent schools including Cherwell College Oxford, Oxford International College, Oxford Sixth Form College, New College, Christ Church Cathedral School and Wychwood.





Floorplans

Main House internal area 2407 sq ft (224 sq m)

Annexe 537 (50 sq m)

Total internal area 2944 (274 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Strutt & Parker's Oxford office head south on Banbury Road (A4165), after 1.5 miles continue onto St. Giles' (A4144) then after 0.3 mile turn right onto St. John Street. The property can be found ahead.

General

Local Authority: Oxford District Council

Services: Mains gas, electric, water and drainage

Council Tax: Band G

Tenure: Freehold

Offers in excess of: £2,500,000

Oxford

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