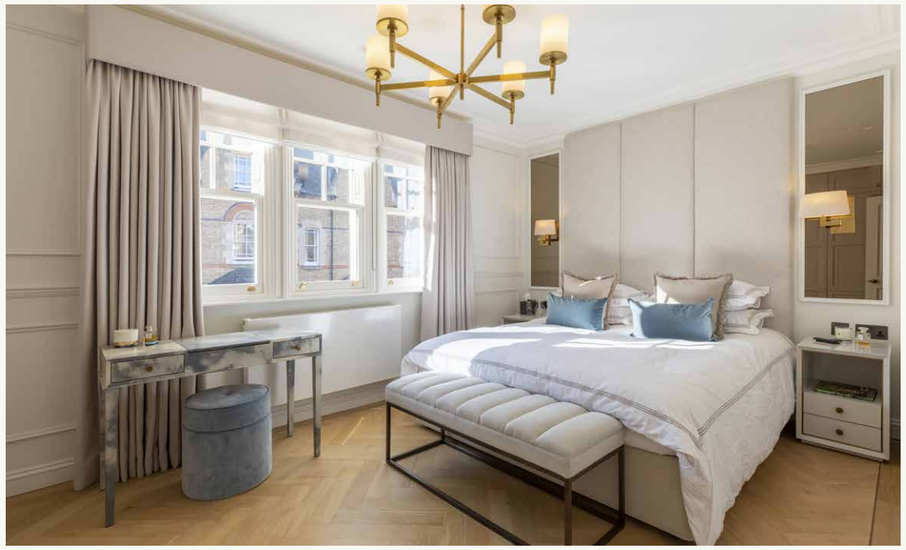
Walton Well Road, Oxford

Strutt & Parker

Land and property. Since 1885.

Stylishly and beautifully refurbished Oxford City centre townhouse close to Port Meadow and the shops and restaurants of Walton Street



Description

This house has been renovated to a high standard and now offers well laid out accommodation of four double bedrooms over three floors in this ideal location.

The ground floor is arranged as an open plan sitting / dining room with built in joinery with wine fridge and cocktail bar with marble surfaces. New oak herringbone flooring runs throughout and French doors to the outside. The kitchen to the rear is very well fitted with Miele integrated appliances, marble surfaces, automatic, rain-sensor Velux roof lights and two pairs of French doors to the outside.

To the first floor is the main bedroom with fitted wardrobes and an en-suite shower room. There is a further double bedroom with en-suite shower room on the first floor, and on the top floor there are two more double bedrooms with fitted wardrobes and a family bathroom.

The specification includes but is not limited to the following: underfloor heating to ground floor and bath / shower rooms; new slim line high efficiency radiators in all bedrooms; marble surfaces and shower screens to bath / shower rooms; built-in Sonos sound system with two playing zones; Nest remote heating system; video door entry system; new double glazed sash windows throughout; new boiler and heating system; rain-sensor roof Velux's in kitchen, family bathroom and landing; built-in wardrobes in all bedrooms; new roof and chimney stack; Sky television on all floors; hi speed Wi-Fi with boosters on top floor; plantation style shutters to bay window; new hand-laid Victorian style tiling to entrance; new Oxford heritage iron gate and railings; landscaped patio garden fitted with integrated outdoor lighting and underfloor heating to dining patio.

Double reception and beautiful kitchen, with integrated appliances
Cloakroom | 4 bedrooms
3 bath/shower rooms (2 en-suite)
Walled Courtyard Garden
Residents Parking
1,251 ft. sq.

Guide Price £1,425,000

Location

The house is beautifully situated in the highly regarded prime location of Jericho - close to the extensive selection of independent shops; delicatessens; restaurants; artisan bakeries; cafes and schools.

Port Meadow is near the River Thames tributary famously winding through. Waterside walks include paths to Wolvercote; the Trout and Perch pubs; city centre; the main rail station - all are also a short bicycle ride along the tow path. The house is within the catchment area of the popular SS Philip and James Primary school. Summerfield, Dragon, D'Overbroecks and Oxford University Colleges are all within striking distance.

Oxford City centre 1 mile, Oxford railway station 0.8 miles by foot, Summertown 1.3 miles.

Postcode region: OX2

Outside

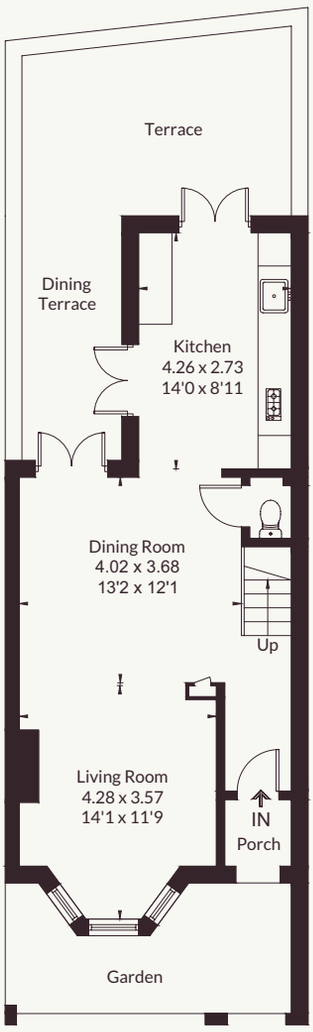
The rear courtyard has been attractively paved and the dining terrace features under tile heating. Pleached hornbeams and trellising enhance the outlook to the rear and the traditional Victorian garden walls complete the heritage.

There is new hand-laid Victorian style entrance tiling and new Oxford heritage iron gate and railings which received accolades from the Oxford Heritage Association.

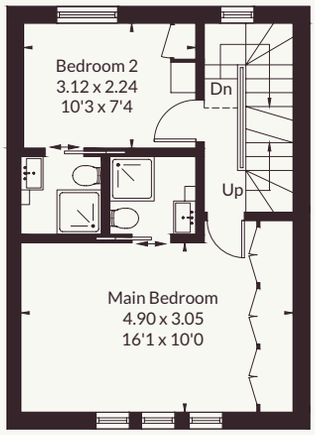
General

Local Authority: Oxford city council
Services: all mains services are connected
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Approximate Floor Area = 116.2 sq m / 1,251 sq ft

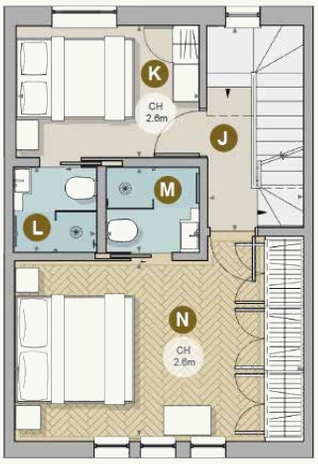


Ground Floor



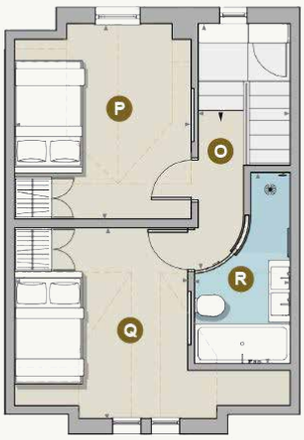
First Floor

First Floor



J	Landing	11'2" x 5'2" 3.4 x 1.6m 6m² 64.5sq ft
K	Bedroom Two	7'4" x 10'2" 2.24 x 3.12m 7.10m² 76sq ft
L	Bedroom Two En-suite	4'7" x 4'6" 1.44 x 1.40m 2m² 24.7sq ft
M	Master En-suite	4'7" x 5'2" 1.44 x 1.58m 2.3m² 27.7sq ft
N	Master Bedroom	10'0" x 26'1" 3.05 x 4.9m 15.5m² 167sq ft

Second Floor



O	Landing with drying cupboard	7'8" x 2'8" 4.4 x 1.6m 5.5m² 59.2sq ft
P	Bedroom Three	7'4" x 10'2" 3.14 x 3.48m 10m² 107sq ft
Q	Bedroom Four	4'7" x 4'6" 3.4 x 3.1m 10m² 107sq ft
R	Family Bathroom	4'7" x 5'2" 1.7 x 3.4m4.1m² 4.1m² 44.1sq ft

Drawn for illustration and identification purposes only by @fourwalls-group.com #107197

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