

Woodstock Road,  
Oxford



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& Parker

Land and property. Since 1885.

A Grade II-listed Georgian townhouse on Woodstock Road with parking and garden, offering character, views and a fantastic setting close to Jericho's artisan shops and restaurants.

**Property description**

Dating back to the early 19th century, this attractive terraced townhouse forms part of a group of Grade II-listed properties, fronted by individual private driveways and screened by manicured hedging. Character features abound, including tall sash windows, a pretty fanlight window over the front door, picture rails and exposed beams.

Spacious rooms provide excellent versatility, with a generous layout extending to over 1600 sq ft over four floors. Two reception rooms – a sitting room and dining room – are connected by a lobby, leading to a light-filled open plan kitchen at the back of the house with lovely west facing views over the garden. A utility room is conveniently located in the basement with a cloakroom. The three bedrooms are all double size, one with a walk-in wardrobe. A family bathroom serves the two first floor bedrooms while the principal bedroom on the second floor has its own en suite bathroom and useful eaves storage.



The house is set well back from the road behind a gated gravel driveway providing off-street parking for three cars. The walled rear garden is angled south west, enjoying lovely sunsets, and is landscaped to include a central lawn enclosed by well-stocked flowerbeds and shrubs and a paved terrace adjoining the rear of the house, with a rear garden shed. Access to Plantation Road is afforded through a gate at the bottom of the garden via a private passageway to Plantation Road.

**Location**

Woodstock Road is a sought-after, well-connected road situated in North Oxford. The house is within striking distance of shopping facilities, bars, restaurants, a cinema and doctor's surgery in Jericho, and Port Meadow and the River Thames to the west. It is also moments from University Parks to the east and just a short distance from Oxford City Centre. The station can also be reached easily via the tow path that runs from Jericho to the city centre.

The Woodstock and Banbury roads join to the Oxford ring road which in turn connects to the A40 and M40 to London. Frequent bus services leave from stops along Woodstock Road, while Oxford station provides regular rail services to London Paddington in 55 minutes. Oxford Parkway, to the north, has services to London Marylebone. The area is conveniently located for some of the country's most prestigious prep schools, together with a good selection of state schools including Phil & Jim primary school and the Cherwell secondary school.

Postcode region: OX2

**General**

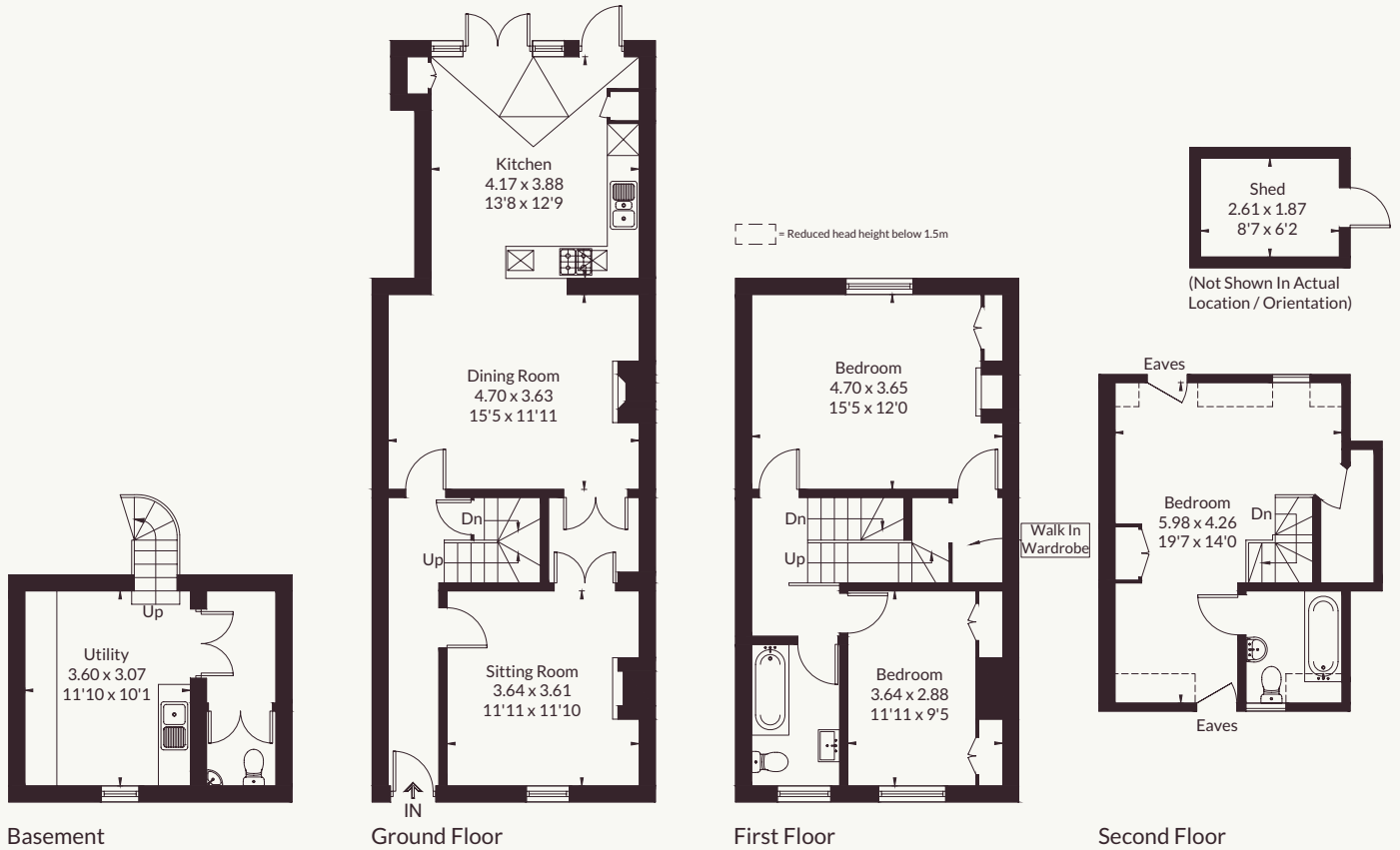
Local Authority: Oxford City Council  
 Services: Mains electricity, drainage and water. Gas-fired central heating.  
 Council Tax: Band G  
 EPC Rating: D  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,614 sq ft (150 sq m)**  
**Three bedrooms**  
**Two reception rooms**  
**Driveway parking**  
**Charming garden**  
**Freehold | Residential**

**Guide Price £1,295,000**



Approximate Floor Area = 150 sq m / 1614 sq ft (Including Basement & Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106260

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