



JCP

ESTATE AGENTS

O X F O R D

30 Hart Street, Jericho, Oxford, OX2 6BN

Offers in Excess of £800,000

A beautifully renovated and extended Victorian home on one of Jericho's most desirable side streets, offering exceptional living space, period character and a wonderful balance of city convenience and residential tranquillity.

Positioned on a quiet residential street overlooking St Barnabas School and its attractive grounds, this elegant Victorian home has been thoughtfully updated to create a superb family home in the heart of one of Oxford's most sought-after neighbourhoods.

Behind its attractive period façade lies a home that perfectly combines original charm with contemporary design. High ceilings, generous proportions and an abundance of natural light are complemented by carefully considered modern additions, creating a home that is both stylish and practical.

The ground floor flows beautifully for modern living. A welcoming sitting room provides a comfortable retreat, whilst the rear of the property opens into an impressive kitchen and dining space designed as the heart of the home. Large glazed doors create a seamless connection with the private rear garden, flooding the room with natural light and providing an ideal setting for both everyday living and entertaining. A cloakroom and utility area add valuable practicality.

The first floor offers a generous principal bedroom with en-suite shower room, alongside a further double bedroom and a beautifully appointed family bathroom. The loft conversion provides an excellent third bedroom with useful eaves storage, creating flexible accommodation ideal for guests, a home office or growing families.

Outside, the enclosed rear garden offers a private and peaceful escape from city life, with space for outdoor dining and entertaining, all within moments of Oxford's vibrant centre.

Properties on Hart Street are rarely available and continue to be highly sought after due to their unique combination of character, convenience and community atmosphere.



TENURE & POSSESSION

The Property is Freehold

Location

Jericho remains one of Oxford's most desirable residential districts, renowned for its attractive period architecture, independent cafés, restaurants and vibrant community feel. Hart Street enjoys an enviable position overlooking St Barnabas School and playground, creating an unexpectedly peaceful setting in the heart of the city. Walton Street, with its renowned selection of restaurants, cafés, public houses, boutique shops and the independent Phoenix Picturehouse cinema, is just a short stroll

LOCAL AUTHORITY

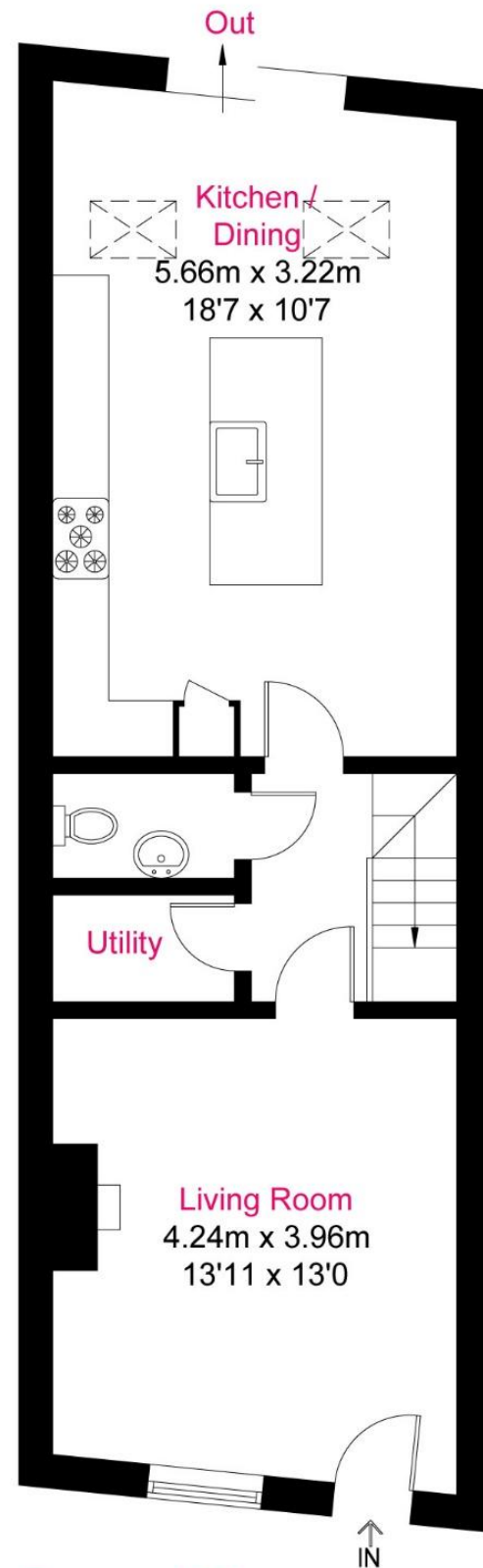
Council Tax Band E
Oxford City Council
Telephone: 01865 249811



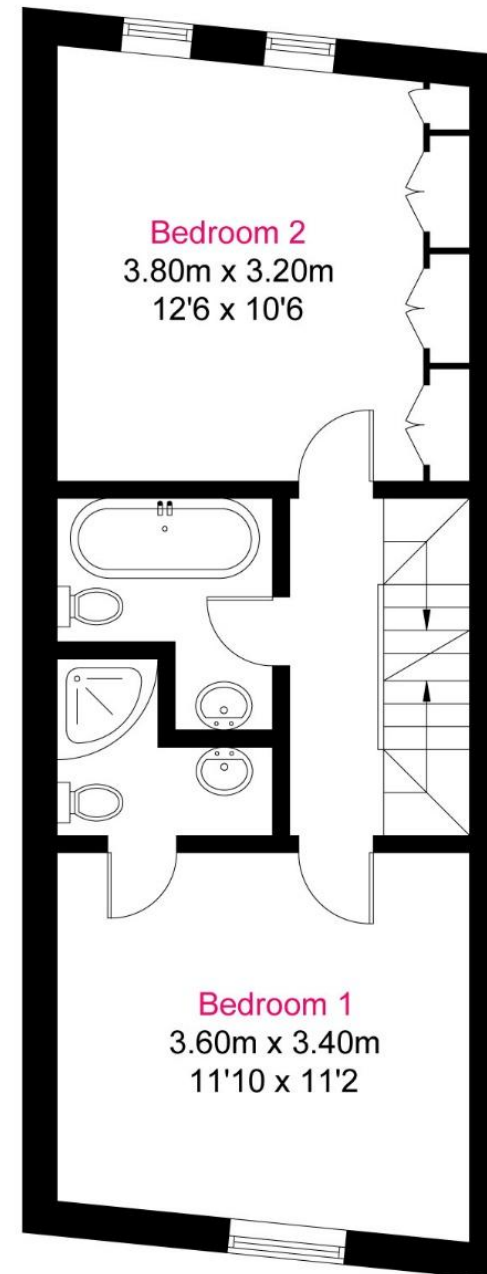


Hart Street, OX2

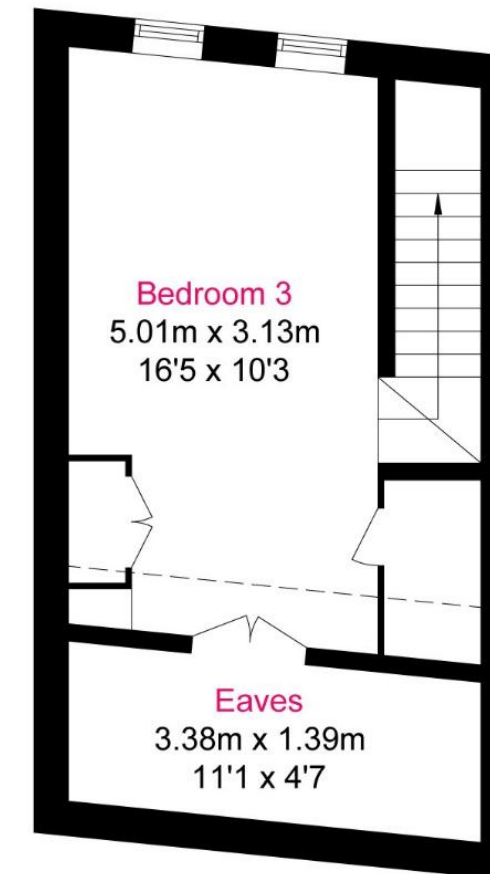
Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft
For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for JCP Estate Agents.
Unauthorised reproduction prohibited



ment

ik

k

anyone
onstitute
ensions,
ions for
erty are
as such
s should
erations
ecessary
obtained
. Penny
ilities at
vice by
ames C.
ive any
ty.