



JCP

ESTATE AGENTS

O X F O R D

Observatory Street, Walton Manor, Oxford, OX2 6EW

Guide Price £750,000

An extraordinary rambling Georgian residence with double width south facing garden affording scope for further imaginative improvement.

Extraordinary Rambling Georgian Residence | Affording Scope for Further Imaginative Improvement | Double Width South Facing Garden | Picturesque Street Scene | Three Bedrooms & Bathroom | Two/Three Reception Rooms | Kitchen/Dining Room onto Garden | Substantial Basement Rooms | No Onward Chain | Residents Parking Zone

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

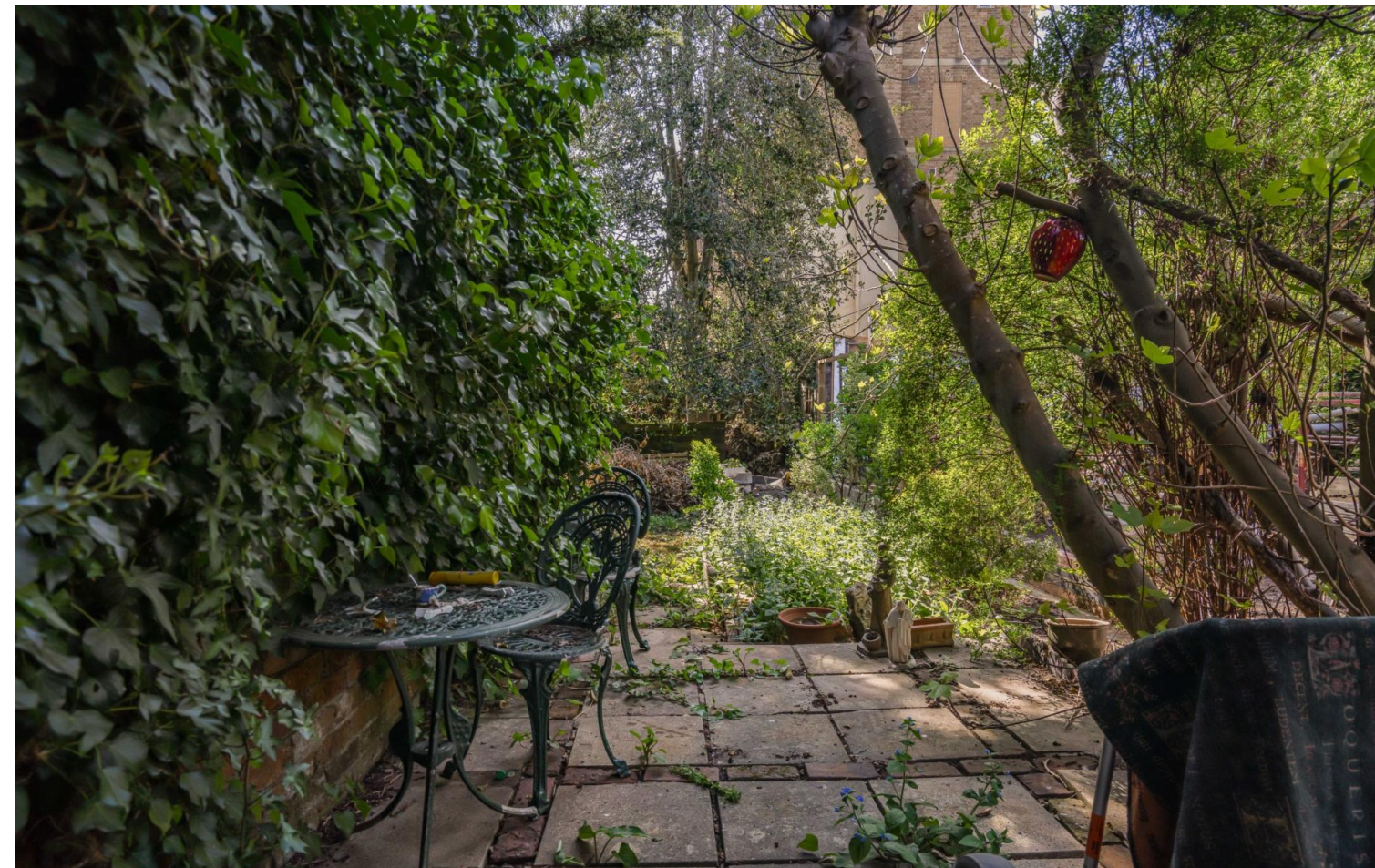
Council Tax Band F
Oxford City Council
Telephone: 01865 249811



DESCRIPTION & SITUATION

Set in a side road enjoying a picturesque street scene, this unique and charming Georgian residence offering a surprising amount of accommodation which affords scope for further improvement. The property has a homely feel with entrance hall leading into a large open reception room leading to a further front reception room. Towards the rear is a further reception room and a kitchen/dining room. There is a spacious unconverted basement area. On the first floor landing there are two bedrooms and a bathroom and a further third loft bedroom. Outside to the rear is a double width south facing garden. Walton Manor operates a residents parking zone.

The property is well situated in the fashionable and vibrant Walton Manor neighbourhood of Oxford within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government and Oxford University Press. The more comprehensive facilities of the City Centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



Approximate Gross Internal Area 1747 sq ft - 162 sq m

Lower Ground Floor Area 453 sq ft – 42 sq m

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 410 sq ft – 38 sq m

Second Floor Area 141 sq ft – 13 sq m



Lower Ground Floor

Ground Floor

First Floor

Second Floor



James C. Penny Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	