



86

JCP

ESTATE AGENTS

OXFORD

85 Great Clarendon Street, Jericho, Oxford, OX2 6AU

Guide Price £650,000

Situated on one of central North Oxford's most sought-after residential streets, this beautifully presented Victorian terraced home combines period character with bright, contemporary living spaces. Thoughtfully extended and tastefully updated, the property offers well-balanced accommodation arranged over multiple floors, complemented by a delightful landscaped rear garden.

The ground floor features an elegant sitting room with original timber flooring, high ceilings and large sash-style windows that fill the space with natural light. To the rear, an impressive open-plan kitchen and dining room creates the heart of the home, enhanced by rooflights and glazed doors opening directly onto the garden, providing an ideal setting for both everyday family living and entertaining.

Upstairs, the property offers well-proportioned bedrooms, including a generous principal bedroom with pleasant outlooks, alongside stylish family bathroom facilities. The accommodation is further enhanced by excellent natural light throughout and a neutral décor that is ready for immediate occupation.

Outside, the attractive rear garden has been beautifully landscaped with mature planting, flowering borders and a paved terrace, creating a private and tranquil outdoor retreat. The property also benefits from an attractive brick façade and enjoys a prime position within this highly desirable central Oxford location.

Great Clarendon Street is ideally situated within easy reach of Oxford city centre, Oxford Railway Station, Port Meadow and the extensive amenities of Jericho and Summertown. The area is particularly well regarded for its excellent schools, vibrant cafés, restaurants and convenient access to the universities and hospitals.

Desirable Victorian terraced house in prime North Oxford location | Bright and spacious sitting room with period character | Extended open-plan kitchen/dining room with roof lights | Well-proportioned bedrooms | Beautifully presented throughout | Landscaped rear garden with mature planting | Excellent natural light across all floors | Walking distance to Oxford city centre and railway station | Close to Jericho, Port Meadow and highly regarded schools |

TENURE & POSSESSION

The Property is Freehold



LOCATION

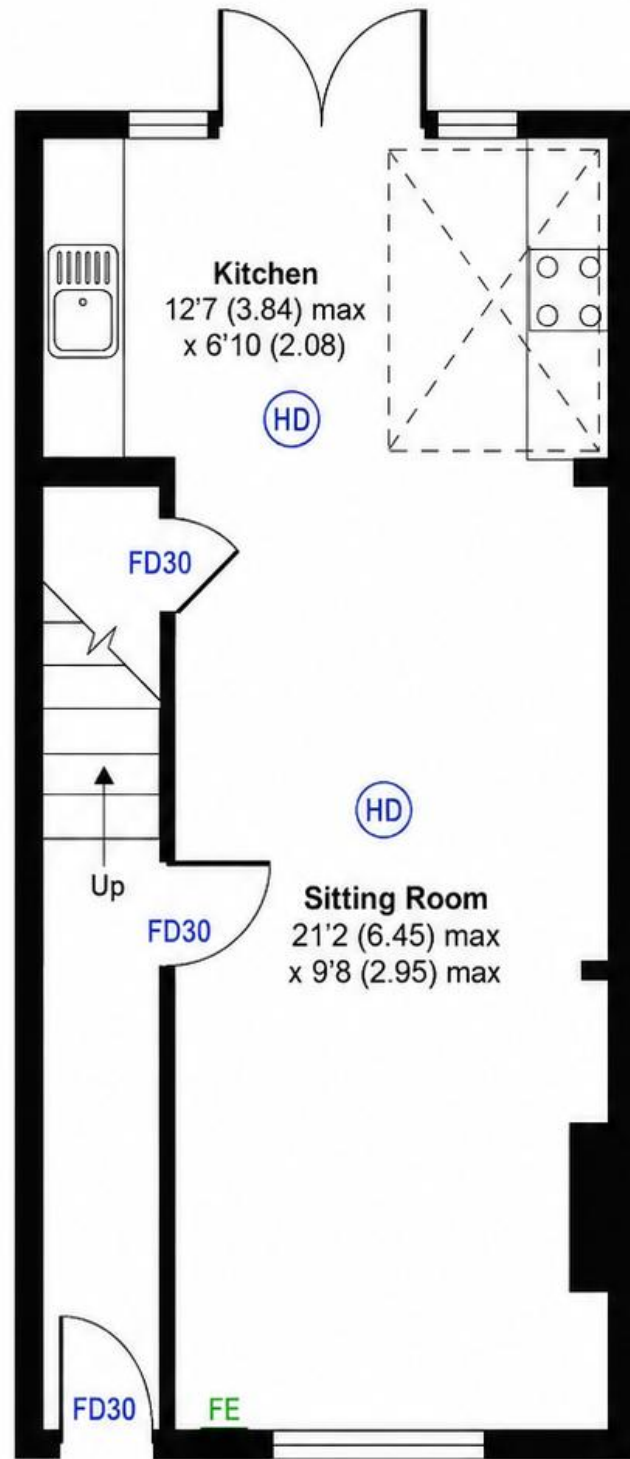
DIRECTIONS

LOCAL AUTHORITY

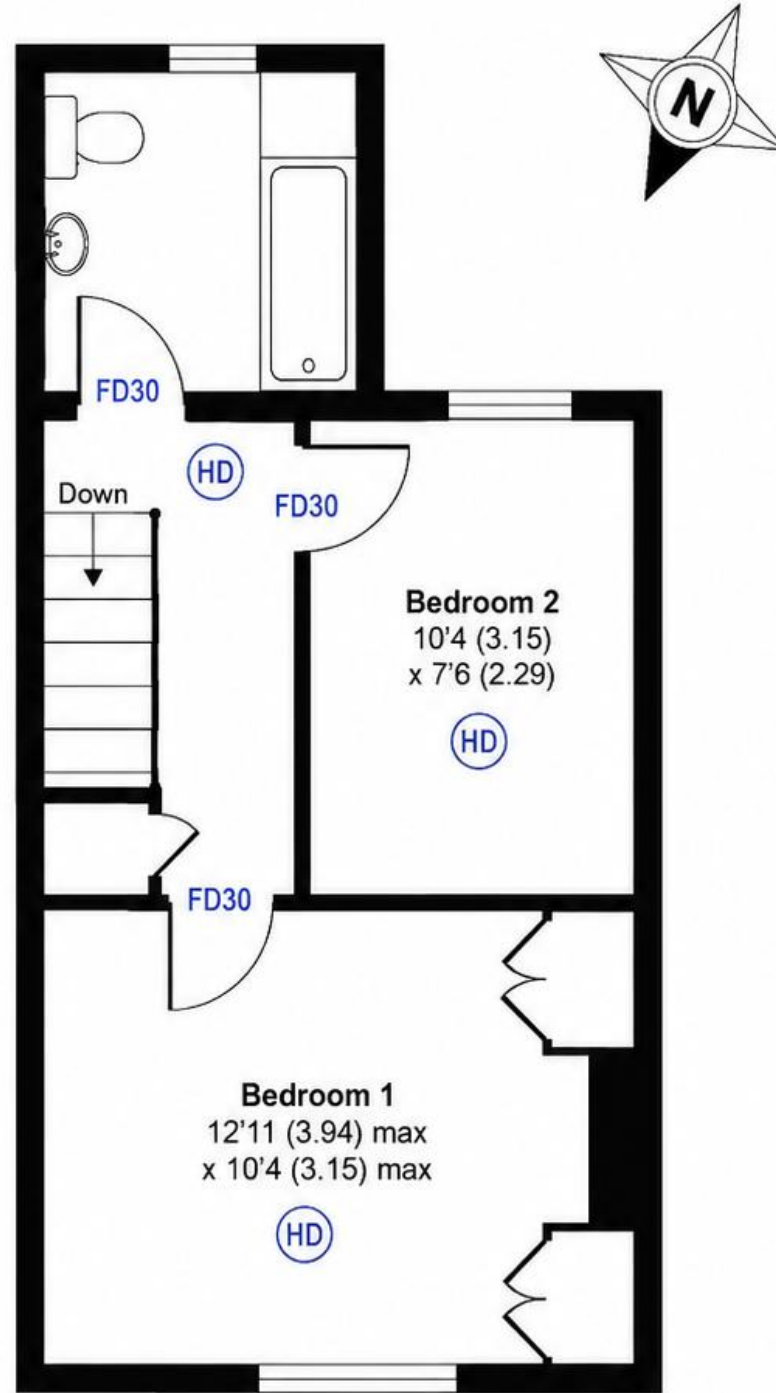
Council Tax Band E
Oxford City Council
Telephone: 01865 249811



APPROX. GROSS INTERNAL FLOOR AREA 697 SQFT / 64.7 SQM



GROUND FLOOR



FIRST FLOOR

JCP LEGEND

	Heat Detector (BS 5446-2 Grade A)		Escape Route
	30 minute Fire Door		F.E. – Final Exit

JCP NOTES

- All escape routes to be kept clear at all times.
- Doors on escape routes to open in direction of escape where possible (except final exit door).
- All FD30 fire doors to be self-closing and fitted with intumescent strips and cold smoke seals.
- Additional smoke alarms/heat detectors to be installed as required to achieve BS 5839-6 Grade D LD2 coverage.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurement of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant.



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford

113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22

Email: northoxford@jcpestateagents.co.uk

East Oxford

251 Cowley Road, Oxford, OX4 1XG

Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	