



Clarks Row, Central Oxford

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## Clarks Row, Oxford

Unique opportunity to purchase a beautifully restored 17th-century building tucked away down a cobbled street in the centre of Oxford.



**Guide price:** £2,300,000

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** F





## The Property

This home was completely rebuilt in 2020/21 on the original wood frame, fully preserving historical charm. The interior combines the original character of the building with the most modern fixtures and fittings throughout. The accommodation, with its gross internal floor area of c. 2308 sq ft, spans three floors. There are two entrances with handcrafted oak staircases that lead up to a generous fully equipped modern kitchen/dining room with a gas stove and a separate open plan sitting/TV room. Both of these rooms have access to a private outdoor balcony. There is a fully equipped wine cellar with a Eurocave cooler on the ground floor. In the cellar there is also a well dating from the c.1200s that has been beautifully restored and is a testament to the building's remarkable history.

There are four bedrooms, four bathrooms, two of which are ensembles, and a laundry room. The master bedroom, which has an air conditioning unit, reveals exposed beams alongside a striking pitched roof and an ensuite shower room. The house features electronic locks, Arlo motion cameras, underfloor heating with a Heatmiser Hub as well as Lutron light switches and blinds. All can be controlled remotely from a smartphone.









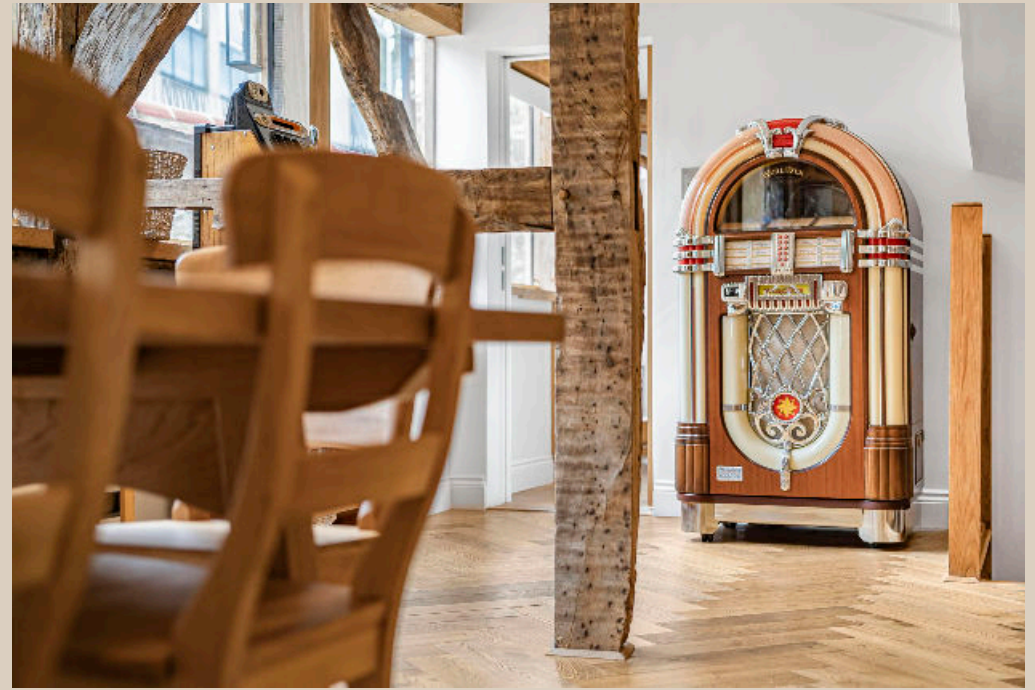


## Location

The house is within easy walking distance to the town centre and most Oxford colleges. There is immediate access across the Abingdon Road to Christchurch Meadow.

Oxford city centre boasts a vast amount of amenities, most notable of which include the Westgate shopping centre, M&S, Waitrose and Sainsbury's supermarkets, Oxford's famous Covered Market, and several gyms/health clubs. There is also a wide range of pubs, bars, restaurants and cinemas to choose from. There are also lots of wonderful walks within easy reach including river and canal side walks leading north or south of the city, Christchurch meadows, Oxford University Parks, Port Meadow, and Oxpens Meadow leading towards North Hinksey to name just a few of the highlights. Oxford has a wide variety of cultural attractions, including the Ashmolean, Pitt Rivers and Modern Art.







Approximate Gross Internal Area 2308 sq ft – 214 sq m  
 Ground Floor Area 909 sq ft – 84 sq m  
 First Floor Area 774 sq ft – 72 sq m  
 Second Floor Area 625 sq ft – 58 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Ground Floor

First Floor

Second Floor

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An aerial photograph of a courtyard in a historic building complex. The central focus is a large building with a prominent red-tiled roof and a white chimney. The walls of the building are a mix of light-colored plaster and natural stone. The courtyard floor is paved with dark, weathered wooden planks. Surrounding the central building are other structures, including a modern grey building on the right and several older buildings with grey and white roofs. The overall scene depicts a blend of old and new architecture in a dense urban setting.

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