

Leckford Road, Oxford

A well-presented end-of-terrace Victorian house with a self-contained garden office.

Situation

Leckford Road is situated in Walton Manor, a desirable area close to the city centre and the superb amenities of Jericho, including the Phoenix Picturehouse cinema, a range of coffee shops, restaurants and a selection of the best restaurants and pubs in Oxford. In addition, Port Meadow is nearby providing delightful walks along the river and meadow to Wolvercote, the Perch and Trout pubs. As well as the world-renowned architecture of Oxford and its Colleges, there are many excellent facilities and a wide variety of highly regarded schools, including St.Philip and St. James Primary School, The Dragon, Oxford High School, St Edward's, Magdalen College School and Wychwood School. Communications are excellent, with access to the M40, connecting to London and Birmingham and the A34, linking to Newbury and the M4. A fast rail service to London Paddington takes about fifty-five minutes and from Oxford Parkway to London Marylebone in approximately 66 minutes.





The Property

This is a beautifully presented house that has been extended to provide superb, contemporary open-plan living with an emphasis on light and space. The previous owners renovated the house, and the current owners have upgraded it with new double-glazed windows in the two bedrooms and sitting room, as well as a wood-burning stove. The ground floor has an open-plan reception room with access to the cellar and steps down into the kitchen/breakfast room. This is a very light room with views over the garden. It is fitted with a Bulthaup kitchen and has two large roof lights and bi-fold doors opening onto the terrace and garden beyond. The first floor has two bedrooms and a stylish bathroom with fittings mainly by CP Hart. The loft could be converted to provide further accommodation, subject to the usual consents. To the rear of the garden is a charming, discreetly positioned Garden Studio with an ensuite shower room fitted with Fired Earth tiles and a Grohe shower. It is finished to the same high standard as the house.





Property information

Local Authority: Oxford City Council

Tenure: Freehold

Guide Price: £1,125,000

Council Tax: Band E

EPC: D

Viewings

By appointment through sole selling agent Knight Frank.



Basement (Incl. Cellar) = 17.6 sq m / 189 sq ft

Ground Floor = 53.6 sq m / 577 sq ft

First Floor = 36.2 sq m / 390 sq ft

Annex = 20 sq m / 215 sq ft

Total Area = 127.4 sq m / 1,371 sq ft

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.



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