



Kingston Road
Oxford

Carter Jonas

135 KINGSTON ROAD OXFORD OX2 6RW

Grade II listed cottage
2 double bedrooms
2 receptions
third bedroom/home office

DESCRIPTION

A wonderful opportunity to acquire a Grade II listed Victorian cottage designed by architect C.C.Rolfe in this highly sought after neighbourhood. The property is in need of updating with the potential to extend (subject to the necessary planning permission). Similar cottages in the vicinity have been extended and the basement converted to a useable living space thus creating flexible accommodation on 3 floors.

The property is entered via an attractive Gothic arched porch and entrance hall into a spacious sitting room at the front of the property with large fireplace and bay window, and a dining room with a window overlooking the rear garden. The kitchen provides access to the garden with a paved area in front.

The room on the lower ground floor, currently used for storage, could be used as a third bedroom or home office. On the first floor there are two double bedrooms and a spacious family bathroom. There is also potential to create a loft room (subject to planning). The enclosed rear garden has useful rear access to Tackley Place.

LOCATION

The property is situated in the highly regarded North Oxford Victorian suburb conservation area within walking distance of Port Meadow and Walton Street with its fashionable restaurants, pubs, bars, and cinema. Slightly further afield are the more extensive facilities of Oxford city centre and Summertown.

There is easy access to university departments, colleges and many of Oxford's excellent choice of private and state schools.

A GRADE II LISTED COTTAGE IN NEED OF UPDATING, SITUATED IN JERICO, A HIGHLY REGARDED AND SOUGHT AFTER NEIGHBOURHOOD IN NORTH OXFORD, WITHIN EASY REACH OF OXFORD CITY AND UNIVERSITY DEPARTMENTS.



Local cycle lanes and public transport available with rail services to London Paddington and Marylebone from Oxford mainline station and frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

Further Information:

Council Tax Band: E
All mains services connected
Gas central heating
The location of this property is in flood zone 1

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 6RW

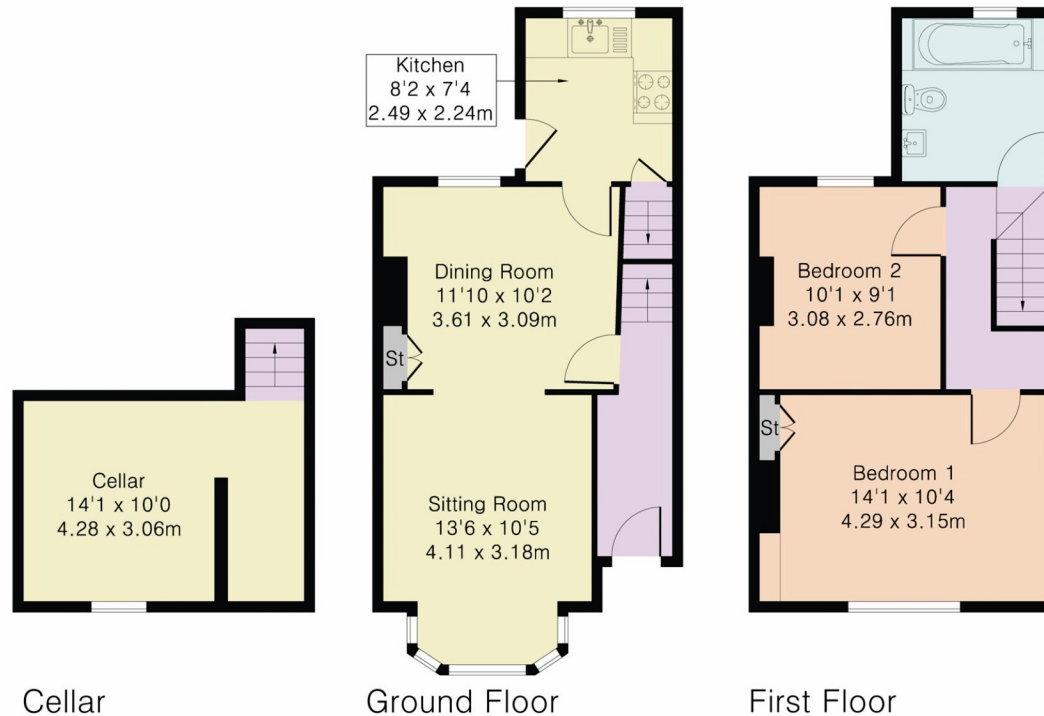


Approximate Gross Internal Area 888 sq ft – 83 sq m

Cellar Area 152 sq ft – 14 sq m

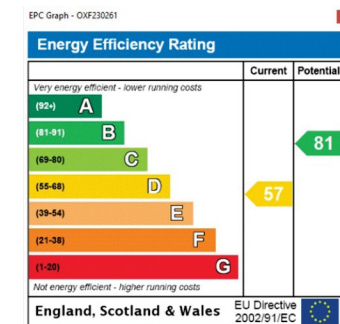
Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 362 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offices throughout the UK



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