



25 THE VILLAS RUTHERWAY OXFORD OX2 6QY

3 bedrooms
2 bathrooms
Garden & conservatory
Off-street parking

DESCRIPTION

This lovely home is beautifully presented, the ground floor providing a welcoming entrance hall leading to a kitchen/breakfast room with good work space and ample storage. The open-plan sitting/dining room is light and spacious with glass-panelled doors opening into the conservatory. From here one can step out into a lovely private rear landscaped garden, with patioed terrace for outdoor dining.

There are three bedrooms and a family bathroom on the first floor. The principal bedroom has wonderful views over Port Meadow and has built in storage and an ensuite shower room. The property runs on gas central heating.

The rear garden further benefits from gated access to the Oxford Canal, with privacy created by natural screening to the rear boundary. Meanwhile there is allocated parking to the front of the property.

LOCATION

Waterside is a fantastic location for those looking to enjoy all that Oxford has to offer. The house is a stone's throw from Port Meadow and the Oxford Canal offering picturesque cycle trips and walks whilst also being just minutes from the city centre. For day to day amenities, Jericho is nearby and offers shops, bars, restaurants and a Health Centre.

For travel to London and airports, the city centre train station is a picturesque walk away offering services to London Paddington and Marylebone within 60 mins. There is also easy access to the A40, A34 and nearby M40 by car. Oxford's excellent choices of schools are within easy reach and the property is in the Cherwell School catchment area.

A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME IN AN EXCELLENT LOCATION CLOSE TO JERICHO AND PORT MEADOW. WITHIN REACH OF MANY OF OXFORD'S EXTENSIVE CHOICE OF SCHOOLS.



FURTHER INFORMATION

Services: All mains services are connected. Gas fired central heating.

Tenure: Freehold with common managed areas. £550 annual service charge.

Local Authority: Oxford City Council

Council Tax: Band F

Broadband - according to Ofcom ultrafast broadband is available.

Mobile - according to Ofcom three providers have good service at this property.

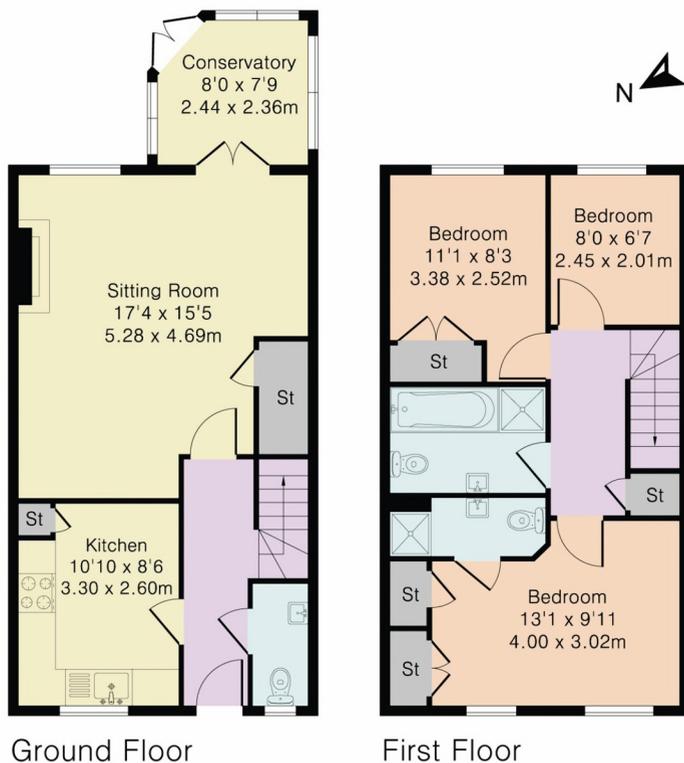
ADDITIONAL INFORMATION

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

Directions: OX2 6QY



Approximate Gross Internal Area 937 sq ft – 87 sq m
 Ground Floor Area 500 sq ft – 46 sq m
 First Floor Area 437 sq ft – 41 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.

Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.