



**Plantation Road**  
Oxford

**Carter Jonas**



## 45 PLANTATION ROAD OXFORD OX2 6JE

3 double bedrooms

Double length ground floor reception room

Period property with retained features throughout

Desirable Walton Manor location

### DESCRIPTION

A beautifully presented Victorian terraced home situated in a prestigious Central North Oxford side road. This charming property retains many period features with original fireplaces and is approached via a small pretty garden.

On the ground floor, the entrance hall leads to the attractive sitting room with a box bay window. The kitchen lies at the rear of the property overlooking the landscaped rear garden with a tiled terrace for outdoor dining. A door from the hallway leads down to the lower ground floor currently used as an office/ storage area. Upstairs, the first floor has two good size double bedrooms, both with fitted wardrobes, and a further small double bedroom at the rear with views over the garden. There is also a family bathroom on this floor and the potential (subject to planning) to extend into the loft space.

Outside, there is a lovely part-walled rear garden that is mainly laid to lawn with borders of trees and shrubs.

### LOCATION

Superbly situated in the heart of Walton Manor where Dylan Thomas and friends once frequented the idyllic pub on the corner of the road, now the Gardeners Arms - regarded by many as Oxford's best vegetarian pub. There is easy access to Port Meadow, the Oxford Canal and University Parks with a scenic cycle ride along the Canal to Oxford City.

The outstanding day to day shopping facilities of Walton Street are minutes away including restaurants, bars and a cinema. The more comprehensive facilities of Oxford city centre, university departments and Oxford's excellent choice of schools are just a short distance away.

## A BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOME SITUATED IN A DELIGHTFUL, PRESTIGIOUS CENTRAL NORTH OXFORD SIDE ROAD





There are rail services to London Paddington in approximately 50 minutes from Oxford City station, while Oxford Parkway in North Oxford stops at Bicester Village and London Marylebone. From the coach station at Gloucester Green in the city centre there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

## ADDITIONAL INFORMATION

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

### Directions: OX2 6JE

Tenure: Freehold with vacant possession on completion.  
Services: All main services are connected.  
Local Authority: Oxford City Council  
Council Tax Band F

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service outside at this property with limited coverage indoors  
Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload.





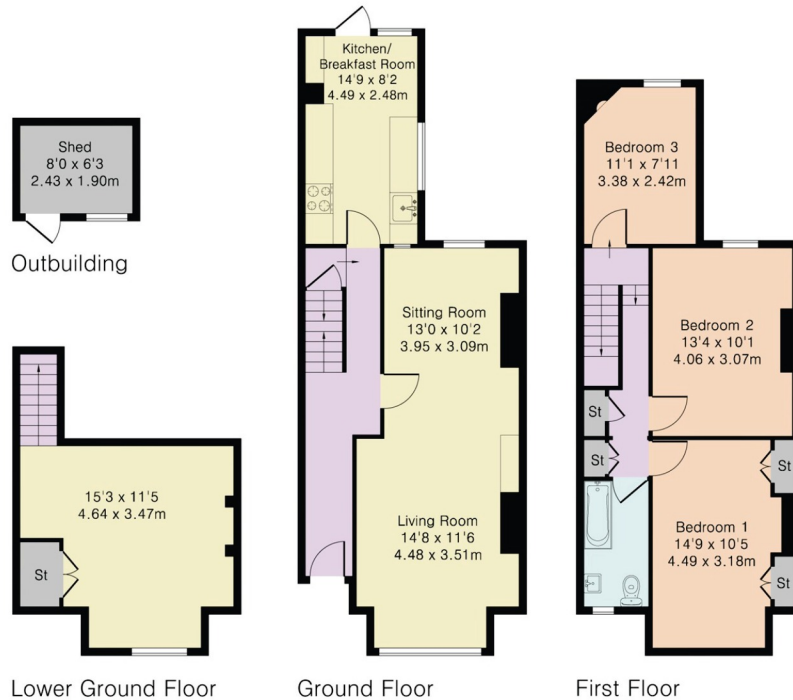
**Approximate Gross Internal Area 1274 sq ft - 119 sq m**

Lower Ground Floor Area 212 sq ft – 20 sq m

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 493 sq ft – 46 sq m

Outbuilding Area 50 sq ft – 5 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



#### IMPORTANT INFORMATION

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