



**Walton Well Road**  
Oxford

**Carter Jonas**

## 12 WALTON WELL ROAD OXFORD OX2 6ED

Highly sought-after location in Walton Manor  
Original period features  
2 generous bedrooms converted from 3  
2 bathrooms plus downstairs cloakroom

### DESCRIPTION

A charming terraced Victorian house located on very popular Walton Well Road close to Oxford city centre. The property is full of character and retains much of the original period features with wooden floors, fireplaces and high ceilings. Originally a 3-bed, the current owners have converted it into a 2-bed with generously sized bedrooms and bathrooms.

The ground floor is arranged as an open plan sitting/dining room with large bay windows furnished with plantation shutters and original fireplace to the front. The kitchen is in the middle with a step down to a wonderful extension with vaulted ceiling which could be used as a dining area or sitting room, with a door opening on to a small terrace with a raised flower bed at the rear. The ground floor also has a cloakroom/utility room.

To the first floor is the main bedroom with fitted wardrobes and fireplace and a generous ensuite bathroom with separate shower; the bathroom also has an original fireplace as its focal point. The stairs then take you up to a good size landing, which could offer space for a desk/home office, and up to the top floor where there is a further double bedroom with ensuite bathroom and a useful storage space in the eaves.

### LOCATION

The house lies in very popular Walton Manor within the conservation area of Central North Oxford and is within walking distance of the amenities of Jericho with a range of independent shops, a delicatessen, restaurants, artisan bakers, coffee shops and the Phoenix Picturehouse cinema. In addition Port Meadow is very close with wonderful river and canal side walks.

## A CHARMING VICTORIAN HOUSE RETAINING MANY PERIOD FEATURES LOCATED ON VERY POPULAR WALTON WELL ROAD IN WALTON MANOR CLOSE TO OXFORD CITY CENTRE



The city centre is a short bicycle ride or walk along the tow path which also leads to Oxford station with trains to London Paddington in approximately one hour.

#### Further Information

Council Tax Band G

All mains services connected

Gas central heating

Tenure: Freehold with vacant possession on completion.

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 inside at this property.

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 speed, subject to availability.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 6ED

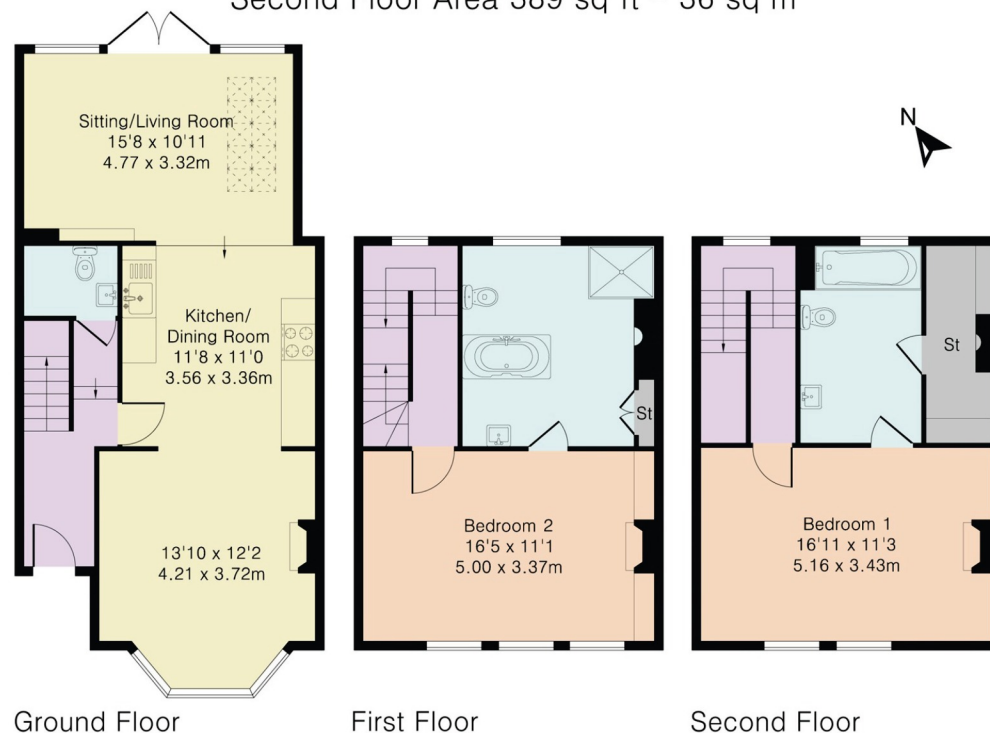


Approximate Gross Internal Area 1342 sq ft – 124 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 389 sq ft – 36 sq m

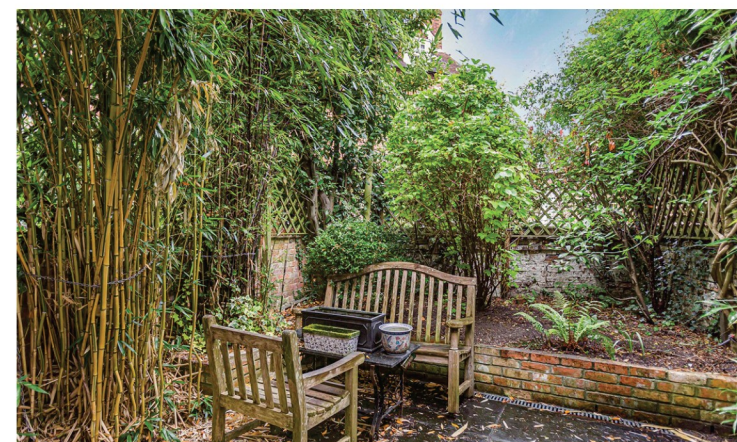
Second Floor Area 389 sq ft – 36 sq m



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>		
(55-68) <b>D</b>		
(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	

**Oxford 01865 511444**

oxford@carterjonas.co.uk

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

**carterjonas.co.uk**

Offices throughout the UK



#### IMPORTANT INFORMATION

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