



THOMAS
MERRIFIELD

SALES LETTINGS

163 Walton Street
Jericho, Oxford, OX1 2HD

163 Walton Street, Jericho, Oxford, OX1 2HD

A substantial period property with six bedroom accommodation occupying a prime location within minutes walk of Oxford City

- Prime Central Oxford location
- Approximately 2266sqft across five floors
- Lower ground floor with separate access
- Ground floor living room and kitchen
- Six bedrooms and bathroom
- Good size east facing garden
- Extensive refurbishment required
- No ongoing chain
- EPC rating: E

163 Walton Street is a significant late Victorian terrace house with accommodation across five floors of approximately 2266sqft (210sqm). However the building is now in need of a comprehensive program of modernisation and refurbishment before becoming habitable. The lower ground floor has independent accesses to both the front and rear and could be separated from the main house. The ground and upper floors provide living room, kitchen, six bedrooms and a bathroom. Outside to the rear are good size gardens of approximately 70ft.

Subject to gaining the required planning consents there is scope to extend the property but purchasers should note it is within the conservation area.

Guide Price £1,300,000



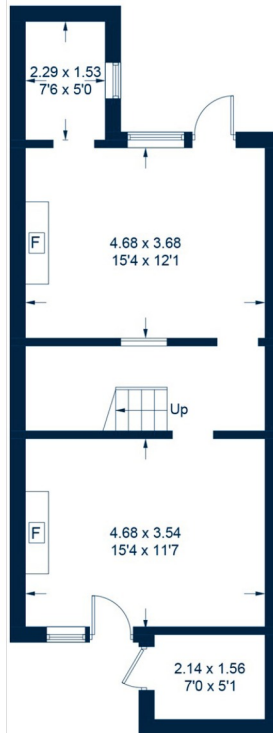


The property occupies a prime location just quarter of a mile from central Oxford in highly desirable Jericho which offers a comprehensive range of amenities including a variety of shops, restaurants, cafes and an independent cinema. Riverside walks along the River Thames are also close at hand via 300 acre Port Meadow.

Central Oxford has an extensive range of shopping including high street stores and niche boutiques. There are museums, theatres, galleries, cinemas and cafes and restaurants to suit most tastes. There is direct access through to London via both bus and rail to Victoria or Paddington respectively.

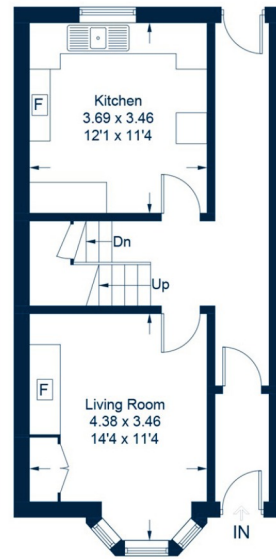


Approximate Gross Internal Area
 Lower Ground Floor = 51.3 sq m / 552 sq ft
 Ground Floor = 44.6 sq m / 480 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Second Floor = 44.4 sq m / 478 sq ft
 Third Floor = 25.8 sq m / 278 sq ft
 Total = 210.5 sq m / 2,266 sq ft

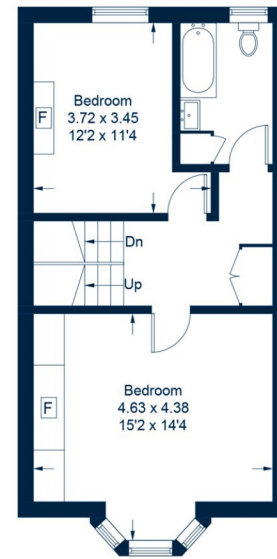


Lower Ground Floor

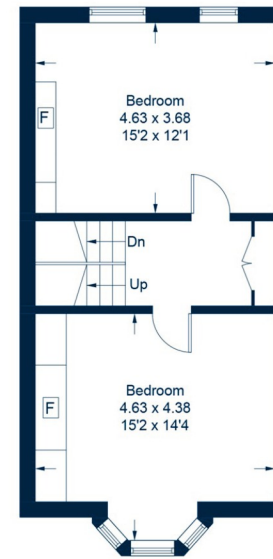
= Reduced headroom below 1.5m / 5'0"



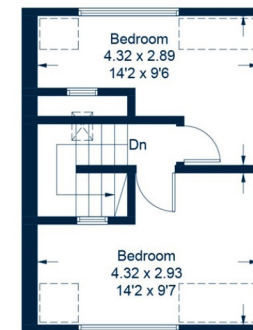
Ground Floor



First Floor



Second Floor



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd