



Jack Straws Lane
Oxford

Carter Jonas

5B JACK STRAWS LANE HEADINGTON OXFORD OX3 0DL

- Small Exclusive Development
- Four Bedrooms & Three Bathrooms
- Large Kitchen Breakfast Room
- Viewing Recommended

DESCRIPTION

Completed to a high specification, the house offers generously proportioned accommodation arranged over three floors, seamlessly blending traditional architectural styling with elegant contemporary interiors. Designed with sustainability and modern living in mind, the property delivers excellent energy efficiency alongside stylish, practical living spaces.

The ground floor features a charming sitting room and an impressive open-plan part vaulted kitchen/dining room, fitted with sleek grey cabinetry, contrasting white quartz worktops, integrated appliances and a useful separate utility room, creating an ideal space for both family life and entertaining.

The upper floors provide superb bedroom accommodation, including a luxurious principal suite with a stylish en suite bathroom, a guest bedroom with en suite shower room, two further double bedrooms, and a beautifully appointed family bathroom finished in classic white and chrome.

Further benefits include double-glazed sash windows, an environmentally friendly air-source heat pump, underfloor heating throughout the ground floor, and radiator heating to the first and second floors.

OUTSIDE

The property enjoys driveway parking for one vehicle, an electric vehicle charging point, and a landscaped westerly facing rear garden featuring a generous patio terrace, lawned area, and gated side access.

TUCKED AWAY IN A SECLUDED POSITION, THIS BEAUTIFULLY PRESENTED FAMILY HOME FORMS PART OF AN EXCLUSIVE DEVELOPMENT OF JUST EIGHT INDIVIDUALLY DESIGNED PROPERTIES IN ONE OF OXFORD'S MOST DESIRABLE RESIDENTIAL LOCATIONS



Sustainability was a core consideration during construction, with the development achieving Oxford City Council low-carbon objectives and Biodiversity Net Gain (BNG) requirements. Built to the latest building regulations standards, the home offers exceptional levels of energy efficiency and long-term environmental performance.

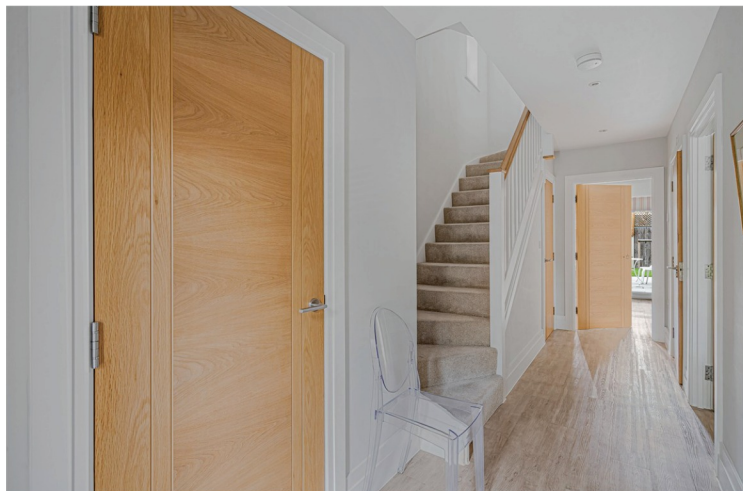
Jack Straw's Lane is widely regarded as one of Oxford's premier residential addresses, ideally positioned for easy access to Headington, Summertown and the city centre. Headington is particularly renowned for its excellent amenities, major hospitals, Oxford Brookes University, and several of the city's most highly regarded independent schools, making this an outstanding location for families and professionals alike.

ADDITIONAL INFORMATION

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

w3w:// hunt.smashes.unfair

Electric Daikin air source heat pump
Mains drainage
Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. - We understand signal is good outdoor and variable in house on some networks
Broadband speeds can be checked here: checker.ofcom.org.uk. - We understand Ultrafast broadband is available.
Local Authority: Oxford City Council
Council Tax Band: E



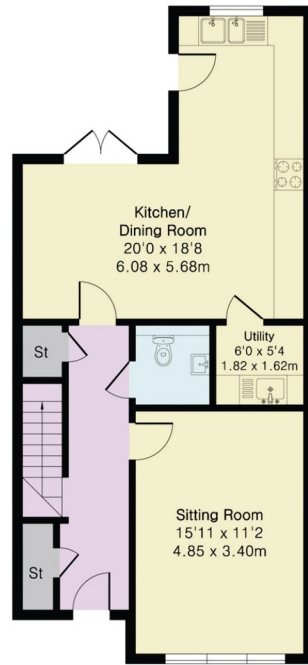
Approximate Gross Internal Area 1675 sq ft - 156 sq m

Ground Floor Area 667 sq ft – 62 sq m

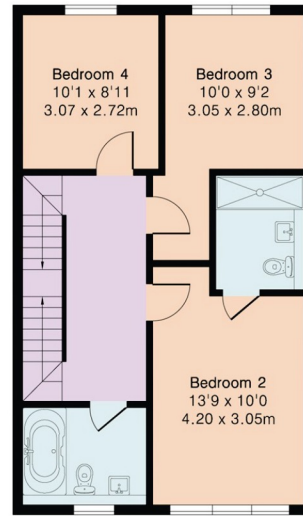
First Floor Area 608 sq ft – 56 sq m

Second Floor Area 400 sq ft – 38 sq m

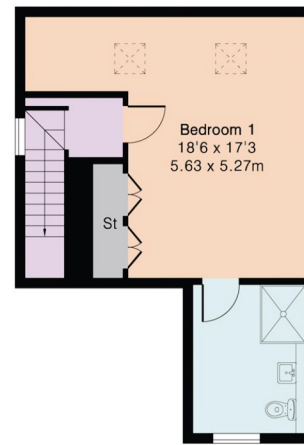
Garden
44'10 x 27'11
13.67 x 8.51m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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