



St Bernards Road, Oxford

Carter Jonas

80 ST BERNARDS ROAD OXFORD OX2 6EJ

- Open plan kitchen/diner
- Cinema room
- Two reception rooms
- Five double bedrooms & five bathrooms
- South facing garden
- Off street parking for 3/4 cars

SITUATION AND LOCATION

St Bernard's Road is a sought-after residential one-way street linking Walton Street and Woodstock Road, ideally positioned for access to Oxford city centre, North Oxford and Summertown. The vibrant amenities of Jericho, including its acclaimed restaurants, cafés and the Phoenix Picturehouse cinema, are all within easy reach.

The property is conveniently located within a mile of Oxford city centre and the mainline railway station, serving London Paddington, while also being well placed for the city's renowned schools. Oxford's outstanding green spaces are close by, with both Port Meadow and the University Parks within about half a mile. To the north, Oxford Parkway provides regular rail services to London Marylebone, further enhancing the property's excellent connectivity.

DESCRIPTION

A Victorian semi-detached townhouse arranged over five floors, extensively renovated and extended to create a striking family home with over 3000 ft² of accommodation. The property successfully blends retained period features with contemporary fixtures and fittings, while also benefitting from the rare advantage of extensive off-road parking and a south-facing terraced garden.

The upper ground floor comprises two reception rooms and a rear lobby providing access to the garden. On the lower ground floor, the open-plan kitchen/dining room is ideally suited to both entertaining and family life, enhanced by an enclosed central courtyard garden. This level also offers a wonderful family/cinema room with ample storage, together with a utility room and cloakroom/shower room.

A BEAUTIFULLY PRESENTED, SEMI-DETACHED, FIVE BEDROOM VICTORIAN PROPERTY WITH SOUTH-FACING GARDEN.







The first floor provides two bedrooms, one with an ensuite bathroom, in addition to a further shower room. On the second floor are two further bedrooms and a family bathroom, while the principal bedroom occupies the top floor, benefiting from an ensuite shower room and attractive rooftop views towards the Radcliffe Observatory.

OUTSIDE

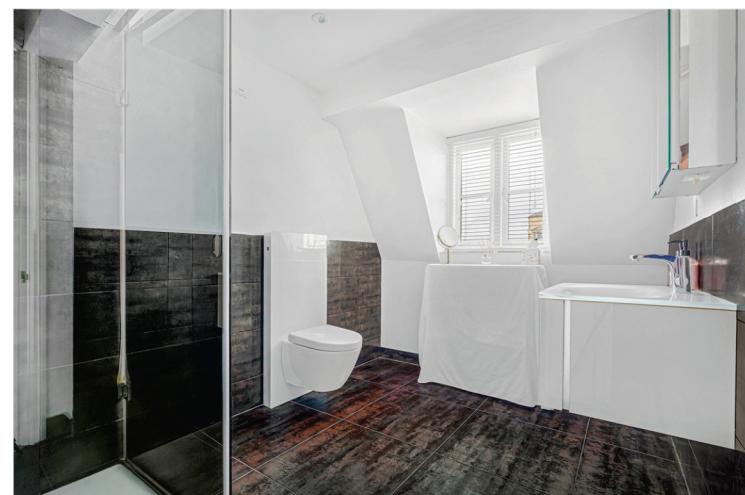
Externally, there is off-road parking for one car to the front, while to the rear the south-facing terraced garden creates an attractive outdoor space. A particularly unique feature is the covered carport providing parking for three additional vehicles, accessed via Adelaide Street.

ADDITIONAL INFORMATION

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



Services & Authority	Oxford City Council Council tax band G Walton Manor Conservation Area All mains services are connected Gas central heating Broadband and mobile service can be checked at checker.ofcom.org
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**Approximate Gross Internal Area 3269 sq ft - 304 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 1231 sq ft - 114 sq m

Ground Floor Area 577 sq ft - 54 sq m

First Floor Area 557 sq ft - 52 sq m

Second Floor Area 557 sq ft - 52 sq m

Third Floor Area 347 sq ft - 32 sq m

Outbuilding Area 119 sq ft - 11 sq m



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.

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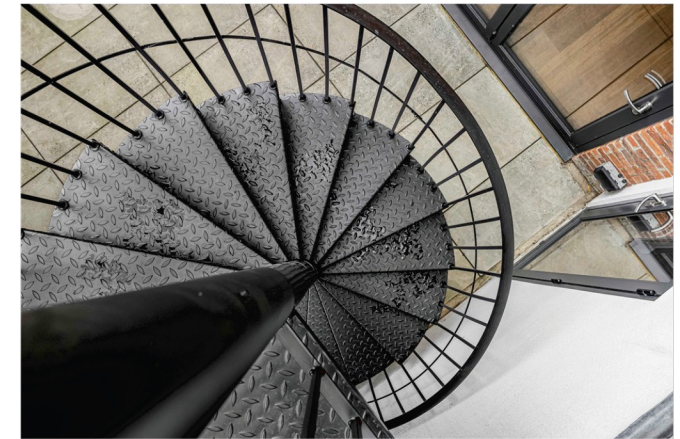
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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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