



**Oxford Waterside**  
Oxford

**Carter Jonas**



## 38 MERRIVALE SQUARE, OXFORD OX2 6QX

Kitchen/dining/family room  
First floor sitting room  
4 bedrooms (1 en-suite)  
Garage and parking

### DESCRIPTION

Tucked away in the corner of Merrivale Square, this attractive Georgian-style townhouse enjoys a prime position overlooking the well-maintained communal gardens and seating, which residents are free to enjoy. Arranged across three floors, the home offers well-balanced accommodation with a wonderful sense of light and space, accentuated by high ceilings throughout.

**Ground Floor:** The entrance hall leads to a welcoming kitchen/dining room that opens into a bright conservatory/family room—an ideal setting for entertaining or relaxed family living, with views over the private rear garden. A cloakroom and internal access to the integral garage add convenience and practicality.

**First Floor:** The sitting room is an attractive room, with fireplace and floor-to-ceiling windows overlooking the communal garden. This level also includes a double bedroom with en suite shower room.

**Second Floor:** Upstairs, three further bedrooms provide flexible accommodation, served by a family bathroom.

### OUTSIDE

The property has a delightful city garden with a variety of mature shrubs and trees. To the front, there is parking with an integral garage providing additional parking and storage space

**GEORGIAN STYLE TOWNHOUSE SITUATED IN THE HIGHLY SOUGHT AFTER OXFORD WATERSIDE DEVELOPMENT CONVENIENTLY LOCATED CLOSE TO PORT MEADOW, THE OXFORD CANAL AND EASY ACCESS TO SUMMERTOWN SHOPS, JERICHO AND THE CITY CENTRE**





## LOCATION

The property is tucked away within Oxford Waterside, an attractive residential development created by Berkeley Homes and made up of crescents, squares and rows in the classical style. Fashionable Walton Street is about 2 a mile away providing an interesting array of shops, cafés, bars, restaurants and the Phoenix cinema. The city centre and Oxford Railway Station are easily accessible, and the property is particularly well located for the popular Phil and Jim's School and the North Oxford schools. For those wishing to enjoy the immediate surroundings, the open spaces of Port Meadow with the River Thames running through it is nearby as is the Oxford canal towpath.

## ADDITIONAL INFORMATION

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

Services: All mains services are connected. Gas fired central heating.

Tenure: Freehold with vacant possession on completion

Local Authority: Oxford City Council

Council Tax: Band C

Maintenance charges for communal areas £600 p/a

Broadband - according to Ofcom, ultrafast broadband is available.

Mobile - According to Ofcom, there is likely to be outdoor and indoor coverage across all networks





**Approximate Gross Internal Area 1689 sq ft - 156 sq m  
(Including Garage)**

Ground Floor Area 651 sq ft – 60 sq m

First Floor Area 519 sq ft – 48 sq m

Second Floor Area 519 sq ft – 48 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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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