

FOR SALE



Warneford Road, Oxford
Guide Price £785,000


MARTIN & CO

Warneford Road, Oxford

Key Notes:

- Edwardian Mid-Terrace House
- Three Double Bedrooms
- All Windows have been replaced
- Mature, predominantly westerly-facing garden
- Two bright and versatile reception rooms
- Spacious Kitchen Breakfast Room
- Complete Chain
- Desirable East Oxford Location
- Council Tax Band: E
- Tenure: Freehold
- Permit Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A handsome Edwardian former home of C. S. Lewis, this is an attractive three double bedroom mid-terrace residence, positioned on a desirable side road in East Oxford. Offered to the market in very good condition throughout and sold with a completed chain.

Arranged over two floors, this charming period home retains an abundance of original features, complemented by generous natural light and well-balanced living space. All the original sash windows throughout the property have been replaced, enhancing both energy efficiency and comfort while maintaining the property's period character.

The ground floor comprises a welcoming entrance hall, two reception rooms offering flexibility for both formal and informal living, useful understairs storage, and a kitchen/breakfast room to the rear with French doors opening onto the mature and predominantly westerly-facing garden which is an inviting outdoor space perfect for relaxing or entertaining in the afternoon and evening sun.

On the first floor are three double bedrooms and a family bathroom. There is clear potential to convert the loft to create a fourth bedroom with en suite facilities, adding further value and versatility (subject to planning permission and building regulations).

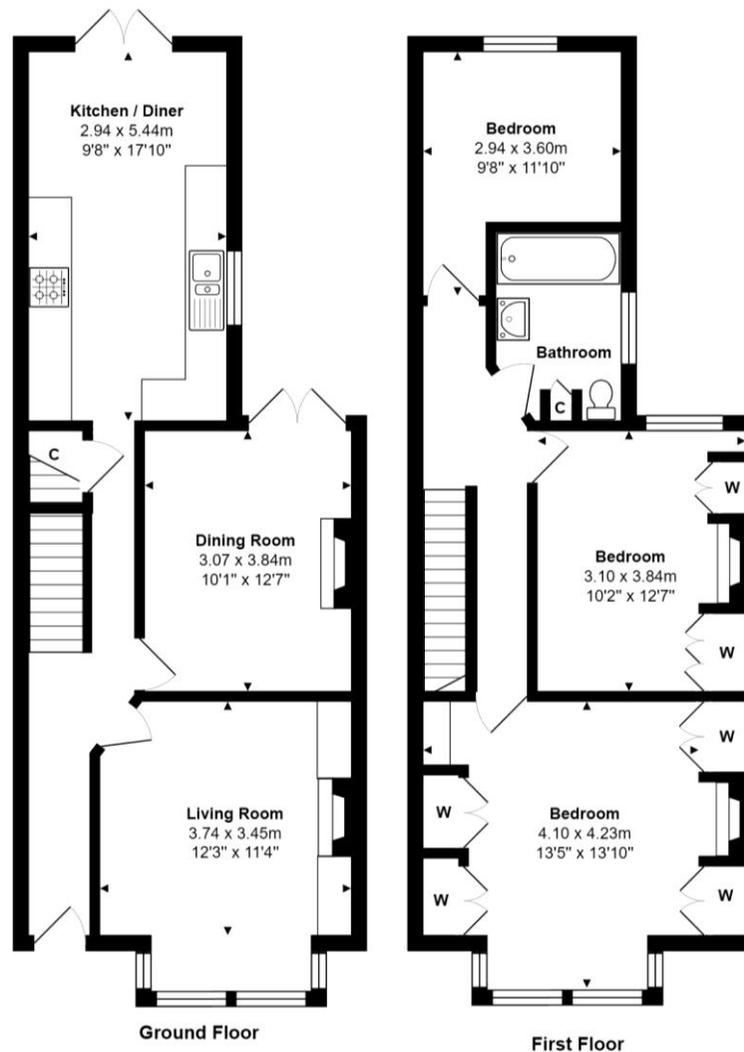
Warneford Road is a quiet and sought-after side road situated to the east of Oxford city centre, positioned between Bartlemas Road and the vibrant Cowley Road.

The property is well placed for the amenities of Cowley Road, known for its independent cafés, restaurants and shops, while Oxford city centre is within easy reach. The London and airport coach services from St Clements, along with Oxford Brookes University, are conveniently accessible.

The location is particularly well suited to those connected with the university and hospitals, including the University of Oxford and the nearby Oxford University Hospitals NHS Foundation Trust. Both Oxford rail stations provide regular services to London and other major cities, making this an excellent setting for commuters and academics alike.

A distinguished period home in a highly regarded East Oxford location, combining character, light-filled living spaces, and future potential.





Ground Floor

First Floor

Approximate Gross Internal Area 108.3 m² ... 1166 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

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