



JCP

ESTATE AGENTS

OXFORD



## Oxford Road, Old Marston

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A charming and characterful 19th century barn conversion affording versatile and spacious accommodation enjoying a sheltered setting in this prestigious historic village within Oxford city.

Splendid 19th Century Barn Conversion |  
Delightful Private Village Setting Within the City  
| Charm, Character & Versatility | Spacious  
Sitting Room | Kitchen and Dining Hall with  
Vaulted Ceiling | Two Bedrooms, Bathroom &  
Studio | Private Master Suite with Double  
Bedroom, Bathroom, Study & Sitting Room |  
Garden with Driveway to Timber Garage, Vehicle  
Turntable & Double Garage | No Onward Chain

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### TENURE & POSSESSION

The Property is Freehold

### DIRECTIONS

From the East Oxford Office of JCP Estate Agents proceed north-west on Cowley Road, at The Plain roundabout take the third exit onto St. Clement's Street. At the main traffic lights turn left into Marston Road and at the far end turn left at the traffic lights into Cherwell Drive and just before Marston Ferry Road turn right after the traffic lights into Oxford Road Old Marston. The property will be found down a private lane on the right hand side.

### LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811





## DESCRIPTION & SITUATION

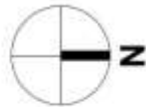
Enjoying a sheltered setting off a private lane in this highly regarded village, this picturesque 19th century barn conversion exudes charm and character with light and airy versatile accommodation. Double gates open onto the driveway and garden which has a detached timber garage and a vehicle turntable with a double garage, ideal for a classic car/motor cycle enthusiast. The front door invites one into a large sitting room overlooking the garden at the front. There is an inner hall leading to a kitchen adjacent to a magnificent dining room with vaulted ceiling, wood burning stove and French doors onto the garden. At the other end of the barn is a rear hallway with bathroom, two bedrooms and a staircase to a studio with vaulted ceilings which could be used as additional bedrooms. There is a main staircase from the sitting room which leads up to the private master suite with vaulted ceilings, including a master bedroom, bathroom, study and spacious sitting room.

Old Marston is an historic and highly regarded village which is a conservation area conveniently located within Oxford city and to this day retains its "village feel" despite its convenience betwixt Summertown and Headington with their bustling shopping parades and cafe culture. The area affords good public transport and access to the ring road, M40 and A34. The village is also within walking or cycling distance of hospitals including The John Radcliffe, Nuffield Orthopaedic, The Churchill, and The Warneford, and renowned state and private schools, and The University of Oxford with its constituent colleges and departments.





Approximate Area = 260.6 sq m / 2805 sq ft  
Detached Garage = 11.2 sq m / 120 sq ft  
Total = 271.8 sq m / 2925 sq ft  
(Including Attached Garage / Excluding Shed)  
Including Limited Use Area (34.0 sq m / 366 sq ft)



## JCP Estate Agents

Sales | Lettings | Acquisitions | Management

East Oxford

251 Cowley Road, Oxford, OX4 1XG

Tel: 01865 72 11 22

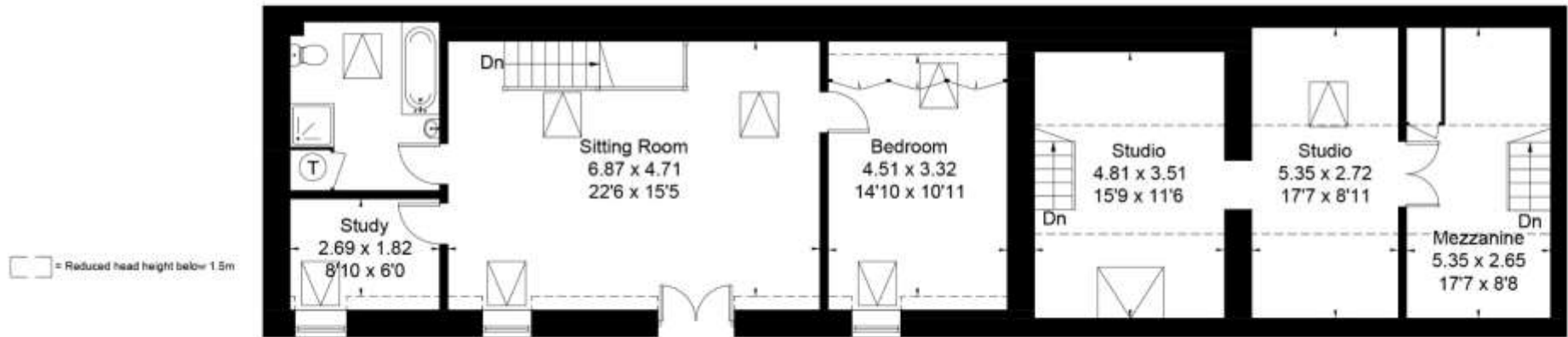
Email: eastoxford@jcpestateagents.co.uk

Central North Oxford

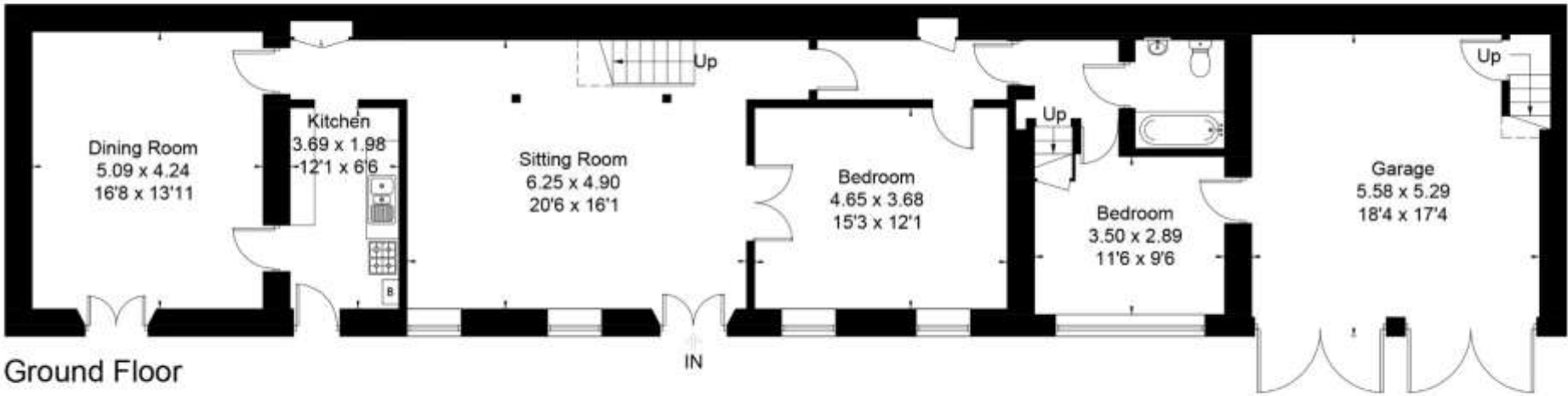
113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22

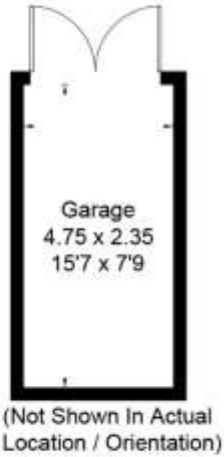
Email: northoxford@jcpestateagents.co.uk



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

### IMPORTANT NOTICE

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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