



**St Margaret's Road**  
Oxford

**Carter Jonas**

## 26 ST MARGARET'S ROAD OXFORD OX2 6RX

5 bedroom house with separate 1-bed flat  
Abundance of period character & style  
Close to Oxford schools  
Easy access to Oxford railway station

### DESCRIPTION

Built in 1886 to a design by Wilkinson and Moore this semi detached house has been in the same ownership for 35 years and is split into a five bedroom house and a self contained one bedroom flat on the lower ground floor. The main house is arranged over 4 floors and retains period features with high ceilings, large sash windows and many original fireplaces. A porch to the side takes you to the entrance hall which opens onto the elegant drawing room with large bay window overlooking the front and the kitchen/breakfast room at the rear with steps down to the landscaped garden. There is also a cloakroom with storage on the half landing.

Stairs from the hall lead up to the first floor and the principal bedroom with large bay window, fitted wardrobes and a cleverly concealed shower room, the first floor also offers a further bedroom, which is currently used as a utility /storage room, and also a family bathroom. The second floor has a wonderful bedroom at the front currently used as an office, a shower room and a further bedroom overlooking the rear garden. The top floor is a super open plan attic room with wash basin and cloakroom providing flexibility for a number of uses such as a teenage games room, office or bedroom.

The lower ground floor flat is separate to the main house with its own council tax. Accessed down steps from the rear garden it has been converted into a very welcoming flat with the bedroom at the rear with a useful cupboard and a shower room. The kitchen has good storage with wall and base units and the sitting room is light and spacious with fireplace and corning.

## A SUBSTANTIAL 5 BEDROOM SEMI-DETACHED VICTORIAN HOUSE WITH A SEPARATE LOWER GROUND FLOOR FLAT IN DESIRABLE CENTRAL NORTH OXFORD CLOSE TO MANY OF OXFORD'S EXCELLENT CHOICE OF SCHOOLS.



Outside to the front there is a private driveway with gated side access to the lower ground floor flat and the rear walled garden, which is mainly laid to lawn with mature and well stocked borders and flowers, shrubs and trees.

St Margaret's Road lies within the North Oxford Victorian Conservation Area, with good access to Oxford city centre and the amenities of North Oxford and Summertown. It is within a mile radius of the city centre and Oxford mainline train station, with a regular service to London Paddington and Marylebone in approximately 55 minutes. It is well located for all the popular north and central Oxford schools.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 6RX

Tenure: Freehold with vacant possession on completion.  
Services: all mains services are connected.

Council Tax Bands:

Main house = Band G  
(£4070 - 2024 to 2025)

Lower ground floor flat = Band C  
(£2171 - 2024 to 2025 )

Mobile phone coverage and speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Ultrafast broadband is predicted to be available.





Lower Ground Floor Flat

**Approximate Gross Internal Area 2228 sq ft - 206 sq m (Excluding LGFF)**

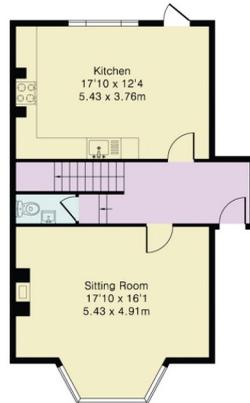
**Lower Ground Floor Flat Area 625 sq ft - 58 sq m**

Ground Floor Area 615 sq ft - 57 sq m

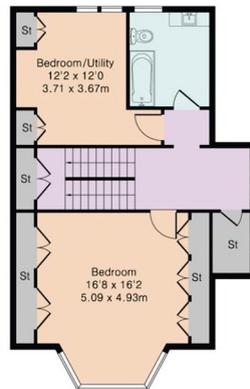
First Floor Area 638 sq ft - 59 sq m

Second Floor Area 562 sq ft - 52 sq m

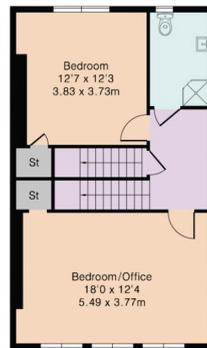
Third Floor Area 413 sq ft - 38 sq m



Ground Floor



First Floor



Second Floor



Third Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	46	
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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**carterjonas.co.uk**

Offices throughout the UK



**IMPORTANT INFORMATION**

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