



UNIQUE REGENCY TOWNHOUSE IN CITY CENTRE

63 ST. JOHN STREET, OXFORD OX1 2LG





A UNIQUE REGENCY TOWNHOUSE IN PRIME CITY CENTRE LOCATION

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Sitting/dining room ♦ kitchen/breakfast room ♦ sitting room/study ♦ master bedroom suite ♦ 2 further bedrooms ♦ 2 bathrooms ♦ 3 storey annexe with 2 bedrooms & bathroom ♦ courtyard garden & store room ♦ EPC rating = Listed Building

Situation

St John Street is an elegant residential street tucked away off Beaumont Street in central Oxford. All the city centre amenities are within walking distance, including the railway station, Oxford colleges, theatres, restaurants, shops and the Ashmolean Museum. There is also good access to all the popular central and North Oxford schools.

Directions

From Beaumont Street in the city centre, turn into St John Street. The property will be found after a short distance on the left hand side, just before Beaumont Buildings.

Description

This impressive Regency townhouse was completely renovated and extended in 2002 and has since undergone further improvements, and provides a unique and stylish home in this city centre location. Behind the Regency façade, the interior has been carefully designed, incorporating maximum natural light to provide fabulous contemporary living, with careful attention to retain the period features typical of this era, including corning, fireplaces, sash windows with



shutters and high ceilings. The centrepiece of the property is the lower ground floor, which is believed to have been part of the original crypt under Beaumont Palace, the former 20th royal palace located in Beaumont Street. This space now provides a large, attractive living area with open plan sitting/dining room and natural light provided by a part glazed roof. There is also a large laundry room and a wet room. On the ground floor, leading off the reception hall, double doors open to the study/sitting room, an elegant room with fireplace and shutters to the windows. The welcoming kitchen/breakfast room opens to the courtyard garden and is ideal for entertaining and family gatherings. On the first floor are two double bedrooms and a stylish bathroom. On the second floor is a further double bedroom with stairs leading up to a dressing room, and there is also a family bathroom.

The lower ground floor links to the two further bedrooms and a bathroom. Arranged over three floors and separate to the main house with an independent entrance, it provides the flexibility to be used as a self contained annexe or as guest or family accommodation.

Outside, the walled west facing courtyard garden, with a side access to the adjoining lane lies to the rear of the property, providing a secluded setting.

Services

Mains services connected. Gas heating.

Photographs taken January 2018.

Tenure:

Freehold with vacant possession on completion.

Local Authority:

Oxford City Council

Viewing:

Strictly by appointment with Savills



63 St. John Street Oxford, OX1 2LG

Approximate Gross Internal Area
 280.7 sq m / 3021sq ft
 Boiler Room = 1.4 sq m / 15 sq ft
 Total = 282.1 sq m / 3036 sq ft
 For identification only. Not to scale.
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