

# 84 ST ALDATES



OXFORD CITY CENTRE





# 84 ST ALDATES

OXFORD • OX1 1RA

An enchanting, atmospheric and painstakingly restored Grade II Listed townhouse situated in a unique location with outstanding views to Christ Church and its magnificent gardens and meadows.

Ground floor retail shop and store with separate entrance • Entrance lobby and hall stairway to residential floors • dining room • sitting room • kitchen • three bedrooms  
two bath/shower rooms

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## SITUATION

84 St. Aldates enjoys an outstanding location in the heart of Oxford, with spectacular views over Christ Church and its gardens and grounds. All important historic, cultural, commercial and educational sites are on the doorstep and transport links are equally accessible, with both bus and railway stations close by.

## DESCRIPTION

84 St. Aldates is an exceptionally attractive historic townhouse in Oxford city centre. Listed Grade II, the property dates from the medieval era and the original timber frame was expanded and redesigned early in the 18th century with traditional Georgian features of a moulded cornice parapet and a Welsh slate roof. The property was fully restored in 2007 by renowned conservation architect Julian Harrap and received an Oxford Preservation Trust Award in 2008. Features include 17th century panelling and carved mantelpiece, period fireplaces in every room, wide oak and historic pine flooring and original sash windows with triple glazing. Renovation works include complete re-plumbing and re-wiring, provision for cable and satellite connections, the installation of a Bulthaup kitchen, two bath/shower rooms and new roof.





A floor plan is provided within these particulars showing the approximate size, layout and orientation of the rooms and the photographs give an indication of the enormous appeal and character of this very special property.

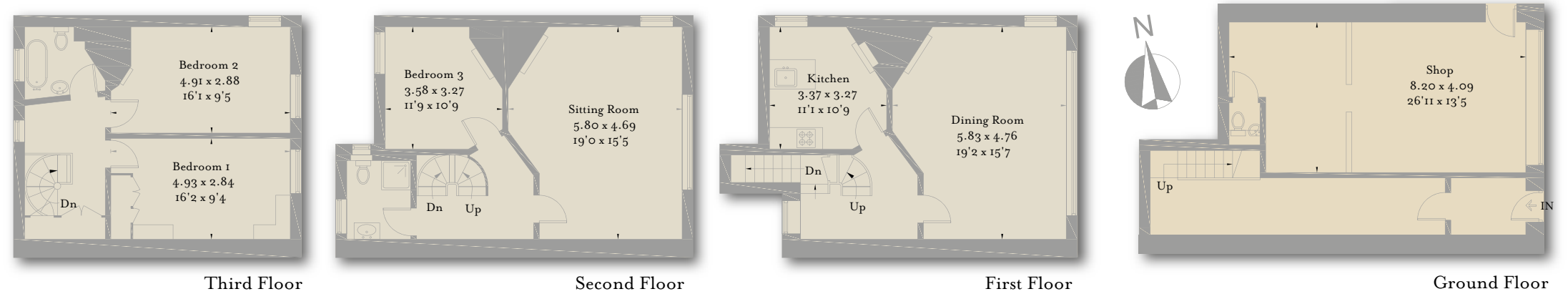
The ground floor characterful historic shop in this unique location is currently let with an option to obtain vacant possession with a month's notice.

84 St Aldates, Oxford, OX1 1RA

Existing House and Shop (Approx) = 189.5 sq m / 2040 sq ft

For identification only. Not to scale.

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SERVICES

Mains water, drainage, electricity and gas are connected to 84 St. Aldates.

TENURE

Freehold

COUNCIL TAX

Band F – for the residential portion of 84 St. Aldates. The shop (84a) is responsible for its own business rates.

VIEWING

Strictly by appointment with Messrs Savills.

DIRECTIONS

On foot from Carfax in the centre of Oxford, proceed south into St. Aldates and the property will be seen after a short distance on the right hand side, at the corner of Clarks Row and opposite the entrance to Christ Church Gardens.

IMPORTANT NOTICE

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Details prepared: March 2021 and photographs taken June 2016. 21/04/13 CEW



