

13 DUKE STREET

WEST OXFORD OX2 0HX

13 Duke Street

West Oxford OX2 0HX

13 Duke Street is a delightful period home with an inviting garden and no onward chain. This home has been extended on the ground floor and into the loft creating a substantial home in the ever-popular West Oxford. The ground floor comprises front reception room or office, generously sized with an original fireplace. The second reception room - currently arranged as a living area, offers great versatility and could easily serve as a dining room. It also features a useful nook, perfectly sized for a desk or workspace. The kitchen/diner enjoys a partially vaulted ceiling fitted with Velux windows, adding both height and natural light. The first floor comprises family bathroom, front double bedroom and a single bedroom. The second floor has been converted into another double bedroom with en-suite and has a panoramic outlook towards the stream. This makes for a primary bedroom or comfortable guest room. The long garden enjoys a superb position backing onto the stream, offering an ideal setting for canoeing, fishing, and taking in the surrounding natural wildlife.



3



2



2



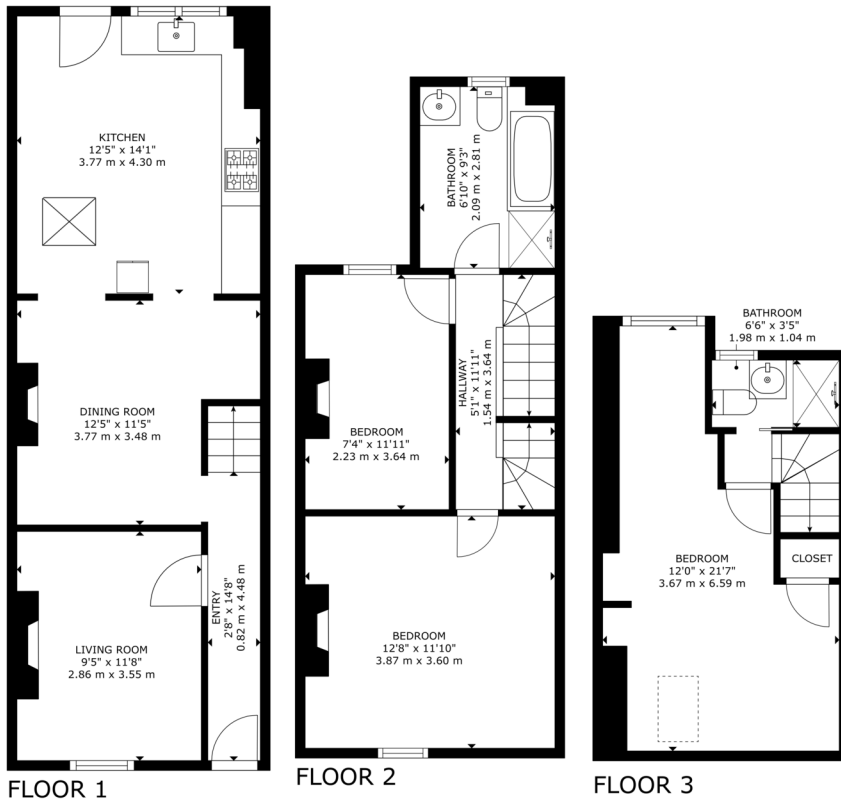
Approx. 85ft

GUIDE PRICE

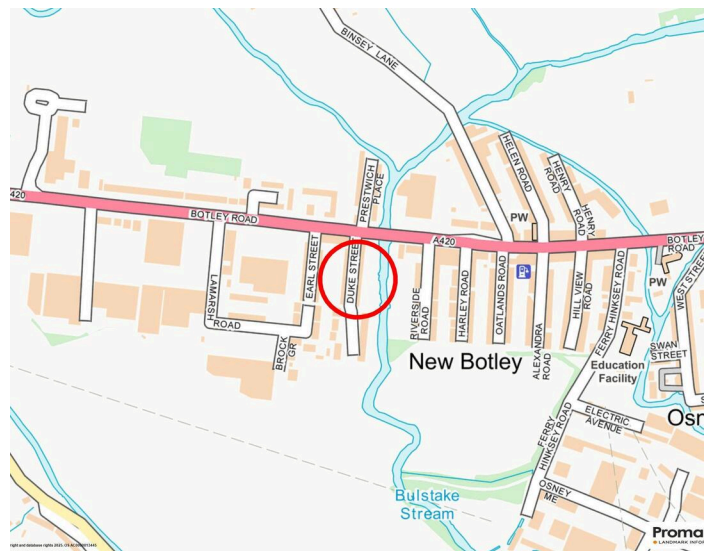
£550,000







GROSS INTERNAL AREA
 FLOOR 1: 468 sq. ft, 43 m², FLOOR 2: 371 sq. ft, 34 m²
 FLOOR 3: 248 sq. ft, 23 m², TOTAL: 1,088 sq. ft, 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band D - £2675.54

Parking:
 On-street parking

Local Authority:
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

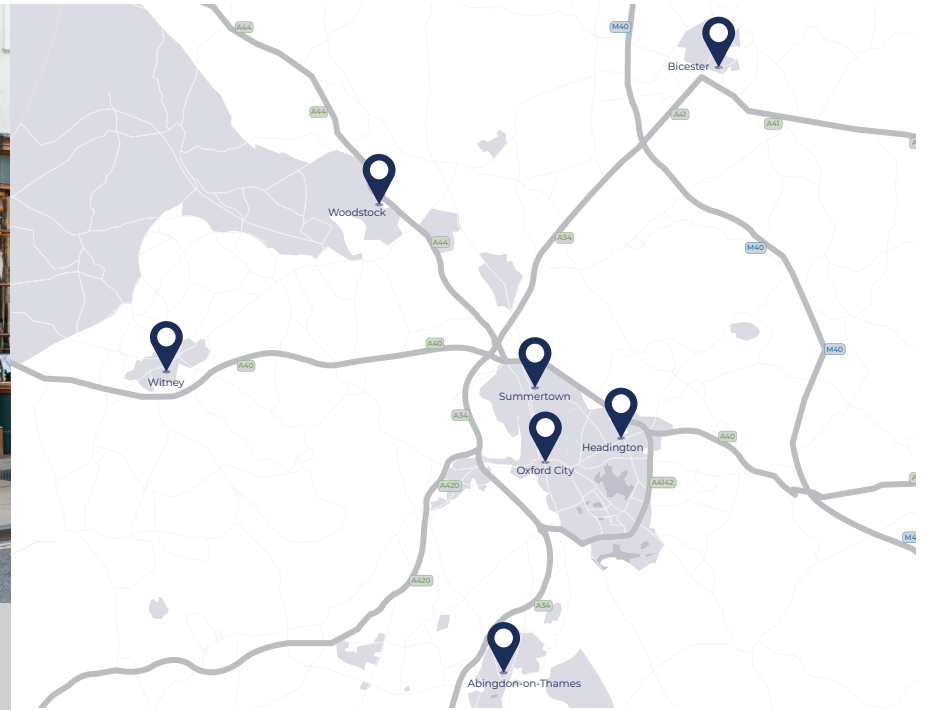
The property is a 15 minute walk from Oxford train station and the city centre is walkable in 20 minutes. There are a range of local amenities including two primary schools, Waitrose, Aldi and various pubs and eateries including The Perch on Binsey Lane, and The Punter on Osney Island.

Please note: Garden photographs were taken in summer 2025.



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