

The Granary

OXFORD OX1 1RE

bespoke
BY BRECKON



An ultra rare opportunity to acquire a freehold contemporary townhouse within the heart of Oxford city centre. Built in 2021, the property exquisitely blends modern and medieval architecture and features accommodation laid out over four floors, with a roof terrace boasting stunning views of Christchurch Cathedral and Memorial Gardens.

Approx Gross Internal Area: 1,521 sq. ft. / 141.3 sq. m.

THE GRANARY, CLARKS ROW, OXFORD, OX1 1RE



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BY BRECKON

Breckon & Breckon
est. 1947



LEFT IMAGE:
Principal Bedroom





IMAGES FROM LEFT:
Stairway, Bedroom 2, Bathroom



The accommodation on the ground floor comprises the master bedroom with en-suite shower, and a WC. On the first floor there are two double bedrooms and a family bathroom.

There is a spacious reception room on the second floor with triple aspect windows and on the fourth floor is an open plan kitchen/ dining/ family room with stairs leading up to the roof terrace.



IMAGES FROM LEFT:
Living Room

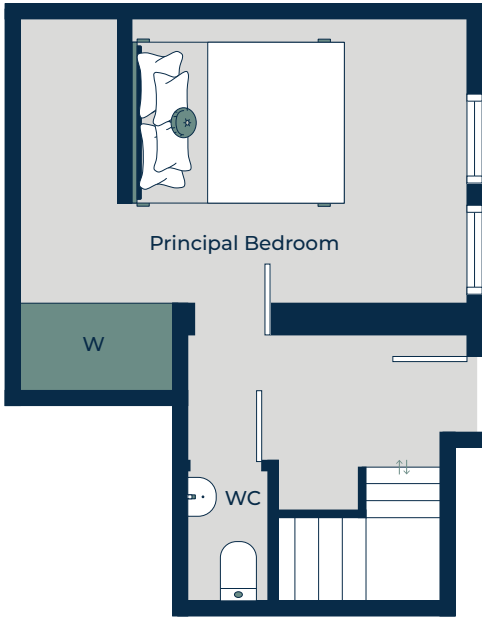


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IMAGES FROM LEFT:
Kitchen/Dining





GROUND FLOOR

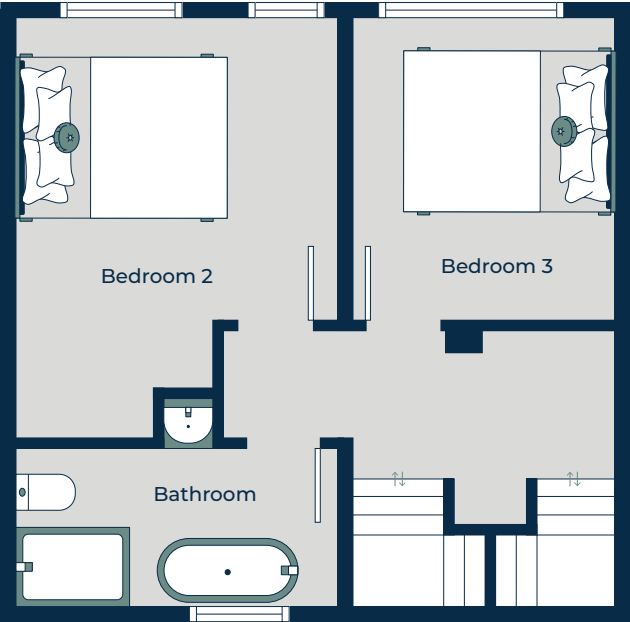
Principal Bedroom	4.71m x 3.22m	15'5" x 10'7"
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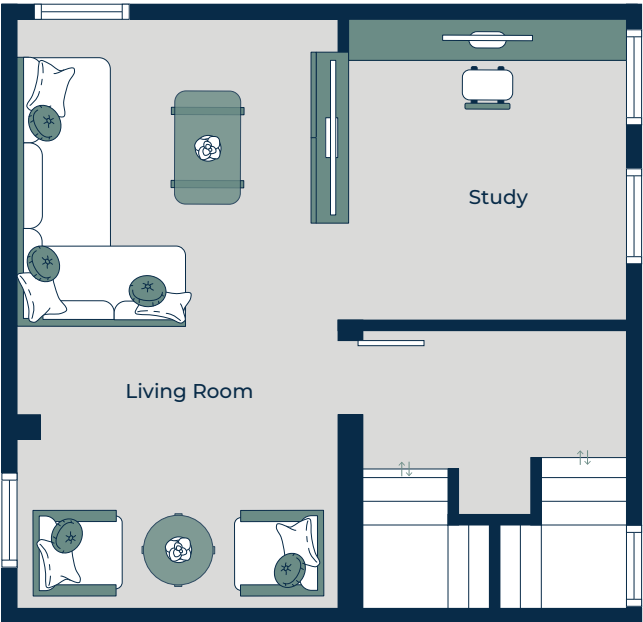
Council Tax band:
Band F 2026/2027
£3,864.67

Utilities: mains
water and drainage,
electricity and gas



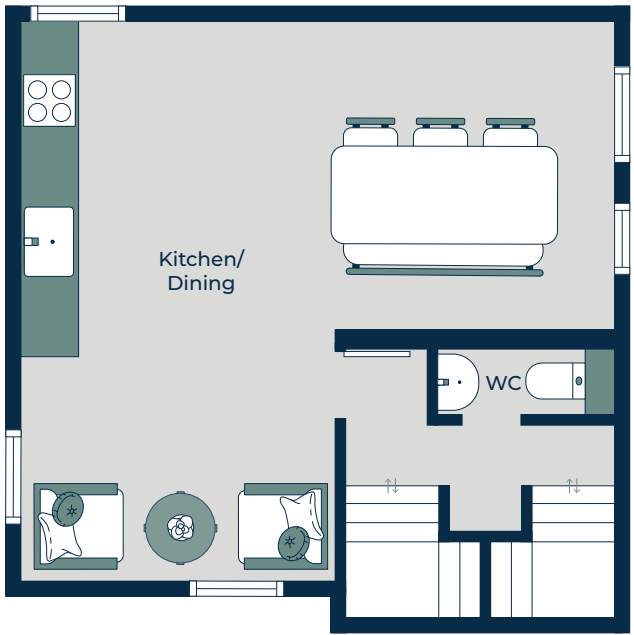
FIRST FLOOR

Bedroom 2	3.36m x 4.43m	11'0" x 14'6"
Bedroom 3	2.74m x 3.19m	9'0" x 10'6"



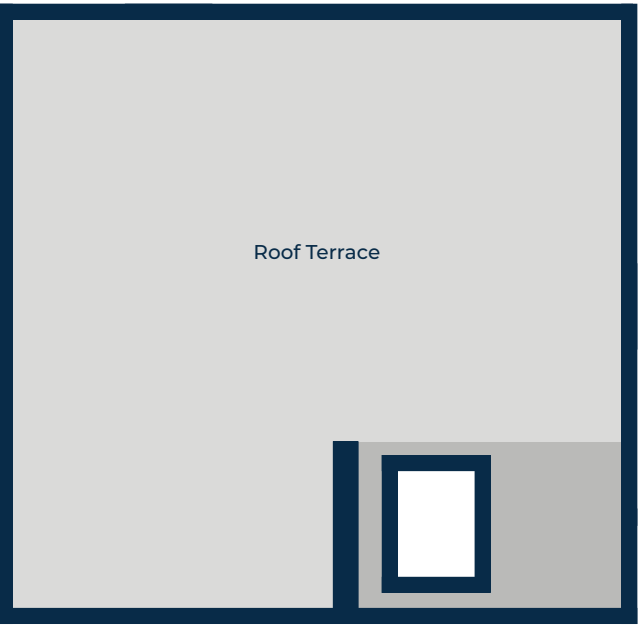
SECOND FLOOR

Living Room	3.39m x 6.24m	11'1" x 20'6"
Study	2.94m x 3.21m	9'8" x 10'6"



THIRD FLOOR

Kitchen/Dining	6.25m x 3.29m	20'6" x 10'10"
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The roof terrace offers truly one of a kind views of some of Oxford's most historic architecture and scenery and is the perfect setting for summer drinks or a barbecue.



IMAGES:
Terrace View, Aerial View



The development is a few minutes walk to the entrance of Christ Church meadows and located on the west of St. Aldates about 275 metres to the south of Christchurch. It is within the City Conservation area and surrounded by a thriving scene of café's, galleries, museums, restaurants

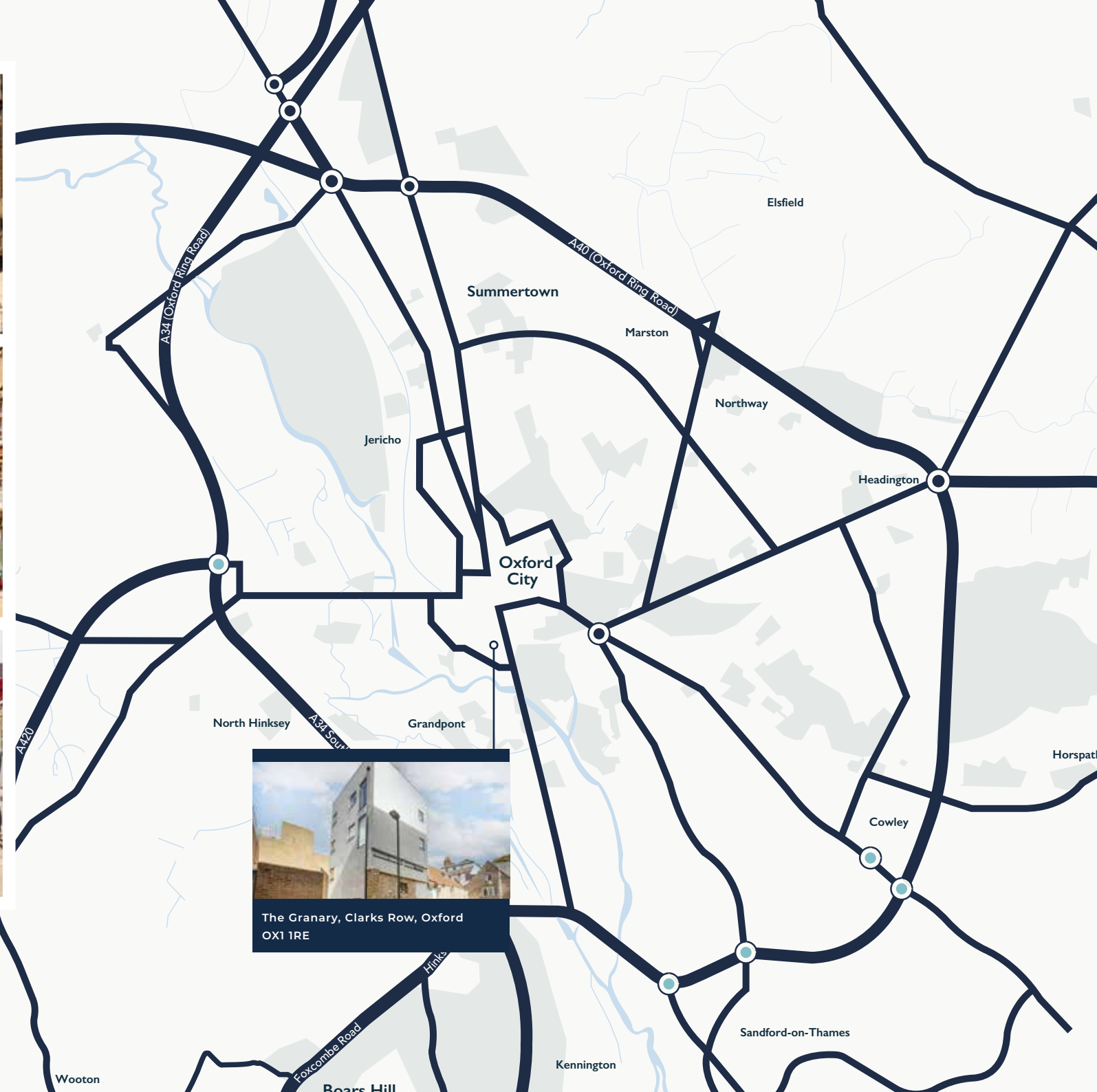
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and internationally acclaimed universities. It is also conveniently located within a ten-minute walking distance to Oxford train station and its direct lines to London.



IMAGES FROM TOP:
Ship Street, Oxford
Westgate, Oxford,
Bicester Village



The Granary, Clarks Row, Oxford
OX1 1RE



Oxford

The Granary is ideally placed for enjoying everything central Oxford has to offer. Westgate Oxford is close by, providing a wide selection of shops and leisure facilities, while the historic Covered Market offers independent retailers, food specialists and long-established local businesses.

The surrounding streets are rich in character, with Oxford Castle and the city's historic centre all within easy reach. Everyday amenities are also readily accessible, making the location particularly convenient for those looking to enjoy city life largely on foot.

With its combination of historic surroundings, excellent amenities and a central position, The Granary offers a rare opportunity to live in one of Oxford's most established and distinctive neighbourhoods.

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Ready to view?



get in touch



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