



Canal Road  
OXFORD, OX5

*150 Years*  
JOHN D WOOD & CO  
London, Country & International Property

# Canal Road

OXFORD, OX5

A beautifully presented, Grade II listed former stone granary located yards from the Oxford Canal and the very popular Boat Inn at Shipton Weir Lock. The property has been updated and maintained to a very high standard and maintains its Grade II listed charm both internally and externally.

The approach to the property is along a gravelled driveway which ends with The Granary sitting in a prominent position directly in front of you.

You enter directly into the hallway with the main reception room positioned on the left hand side with fireplace and log burner plus double doors leading onto the gardens. Head right along the hallway and you will find the study and a cloakroom. The beautifully appointed country kitchen / breakfast / family room sits at the far right of the house which in turn leads to the stunning dining room with floor to ceiling windows along one side. There is a utility / laundry room which originally forms part of one of the garages.

The first floor of this wonderful home has four double bedrooms with the primary bedroom benefitting from an en suite. The other three bedrooms are serviced by the well appointed family bathroom. All of the bedrooms benefit from windows overlooking the gardens.

**4 Bedrooms, 3 Reception Rooms, 2 Bathrooms.**









### About the Area

Thrupp is a picturesque canalside hamlet in Oxfordshire, situated beside the Oxford Canal and River Cherwell, just north of Kidlington and around 11 km from Oxford. The village itself has a relaxed, rural character, with two well-known pubs, The Jolly Boatman and The Boat Inn, as well as Annie's Tea Rooms, providing convenient options for meals, drinks and coffee. For wider day-to-day amenities, nearby Kidlington offers supermarkets such as Sainsbury's and Tesco Superstore, pharmacies, cafés, schools and other local services; it is also served by regular buses towards Oxford.

### Surrounding Area

The surrounding area is particularly appealing for walking, cycling and boating along the canal, while Oxford, Woodstock and attractions such as Blenheim Palace are all within easy reach, making Thrupp an attractive location for those seeking a peaceful village setting without being far from everyday amenities and larger centres.

### The Garden

The gardens sit behind a beautiful stone wall with driveway parking for four vehicles running alongside. They offer a high level of privacy and seclusion and are mainly laid to lawn with an abundance of shrubs and plants. There are two patio areas off the sitting room and kitchen, connected by a complimentary paved pathway.

Guide Price £1,000,000  
Subject to Contract

**Local Authority:** Cherwell

**Council Tax Band:** G

**Tenure:** Freehold

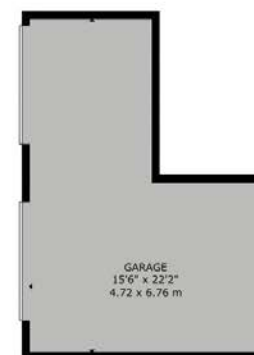
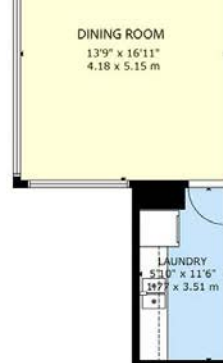
**Reference:** CSE263268

**Approximate Gross Internal Area:**

206sq m / 2220 sq ft



GROSS EXTERNAL AREA  
TOTAL: 206 m<sup>2</sup>/2,220 sq ft  
GROUND FLOOR: 115 m<sup>2</sup>/1,242 sq ft, FIRST FLOOR: 91 m<sup>2</sup>/978 sq ft  
EXCLUDED AREAS: GARAGE: 25 m<sup>2</sup>/264 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
HECMEDIA.CO.UK



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