

Oxford and Oxfordshire Property Finders Guide 2023



Thinking of moving to Oxford and Oxfordshire?

This comprehensive guide gives you top tips on areas to look out for, house prices and much more.

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An inspiring city

It's hard not to think about the world-famous university when the word 'Oxford' is mentioned, but for those looking for a great city to call home, Oxford is hard to beat.

If you're considering moving to Oxford or its surrounding villages, this charming city has much to offer, from a thriving arts and music scene to excellent schools and a wide variety of attractive villages. In this guide, we'll take a look at the best areas in Oxford to live in and some of the amenities that are available there.

What attracts people to live in Oxford?

There are many reasons why people choose to live in Oxford. The city is steeped in rich history and culture, replete with picturesque villages, awe-inspiring architecture and cosy pubs, Oxford is perhaps one of the UK's most historic and attractive cities.

Work and schools are two of the biggest pulls to this great city. A large number of people are employed in the education and public sectors, as well as science, manufacturing and research. And there are plenty of good schools to satisfy their young families.

The ideal commuter belt

One of the biggest advantages of living in Oxford is its easy proximity to London. Even some of the smaller villages around Oxford benefit from a fast train service into London.

The best commutes are villages within striking distance of either *Didcot Parkway*, *Bicester*

North, Banbury or *Oxford* itself, which all offer fast train services to London. *Oxford Parkway*, located in *Kidlington*, which opened in 2015 offers fast trains direct into *London Marylebone* in approximately one hour.

Oxford city centre

Right in the heart of the city are four of the most popular attractions: *Radcliffe Camera*, *Bodleian Library*, *Sheldonian Theatre* and the *Church of St Mary the Virgin*.

The University of Oxford is home to more than 25,000 students and is formed by 38 colleges. Even if you are not one of the fortunate students to study at Oxford, you can still visit some of the beautiful Oxford colleges and admire their opulent architecture, many of which have made it onto film sets including *Harry Potter*, *Tomorrow Never Dies* and *Anatomy of a Scandal*.





The rivers Cherwell and Thames run through the city and meet south of the city centre. Right by the Thames' banks there is a towpath that is part of the *Thames Path National Trail*, which is surrounded by huge meadows and beautiful parks.

Oxford's *Westgate Shopping Centre* is home to prestigious global shopping brands, eclectic restaurants and cafes, leisure and sophisticated rooftop bars and dining. It underwent a significant redevelopment in 2017 which enhanced Oxford's shopping experience and bringing many new retail outlets to the city.

City with excellent schools

Schools are a huge draw for Oxford and many 'old girls & boys' coming back to educate their children because of easy access to London for work and airports.

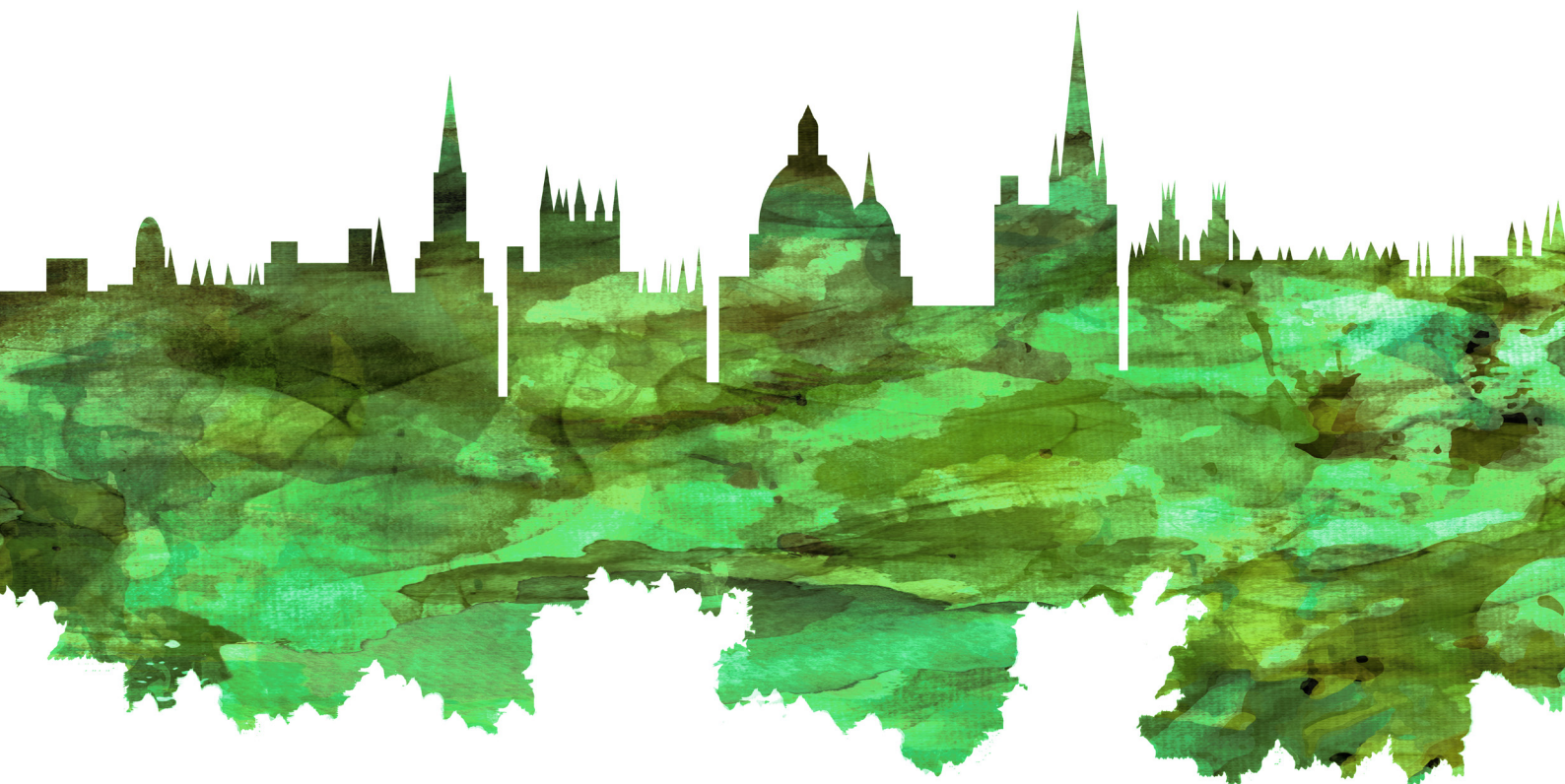
North Oxford has some excellent prep and senior schools, including *The Dragon* (co-ed day and boarding), *Summerfield*, *Oxford High*, *St Edward's (Teddies)*. *Magdalen College School* located right in the centre of Oxford and *Headington Girls* to the East of the city. State schools include *Phil & Jims*, (*St Phillip & James*), *St Aloysius* and the popular *Cherwell School*.

Enterprise in Oxford

Some of the largest employers include *BMW MINI* (the oldest and largest of 3 MINI plants across the UK), *Neilson* and *Unipart*. *Oxford University Hospital (OUH)* has an international reputation for delivering high-quality education and training for doctors. *Oxford University Press* are the world's largest university publisher with more than 15,000 employees.

Oxford is a city rapidly building a reputation as a leading tech hub, with many tech startups and biotechnology companies including *OXGENE*, *Nanopore* and electric car start-up *Yasa*. The city also benefits from university spinouts wanting to start or grow entrepreneur-driven ventures.



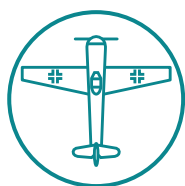


Did you know...



Oxford was once England's capital

During the Civil War from 1642 to 1646, Oxford was the Capital of England.



Oxford's unlikely link to World War II

Oxford was not bombed in World War II. There are several theories for this, with one being that Hitler may have wanted to make Oxford the new capital of England had he taken over.



Harry Potter links

The Great Hall at Christ Church College inspired the *Hogwarts* dining hall in the *Harry Potter* films, and the staircase leading up to the hall was used in several scenes.



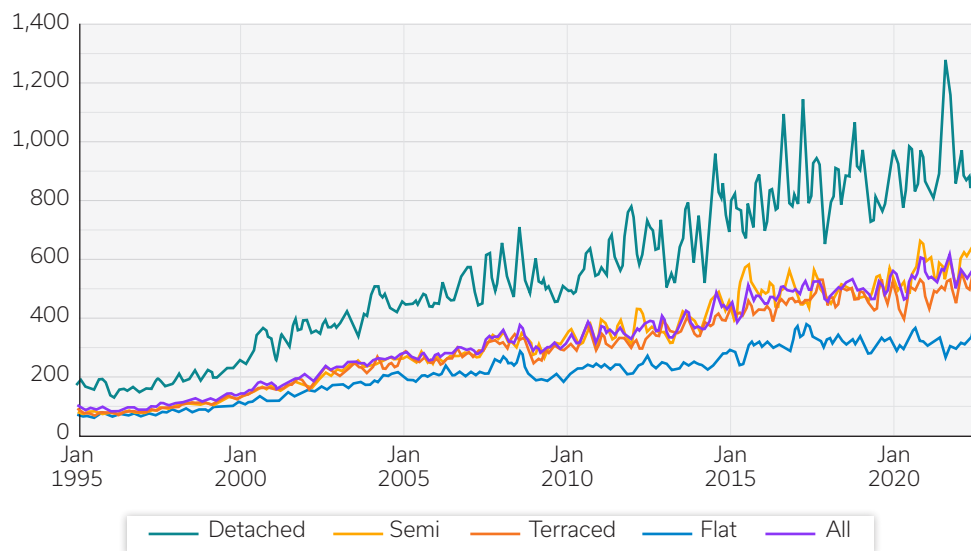
Oxford is the perfect place to become an author

Oxford has more published authors per square mile than anywhere else in the world.



House prices in Oxford

There has been an undersupply of housing in Oxford, especially as demand has been so high in recent years. In the last year, the average house price in Oxford was **£604,655**, although those wanting a family home close to the city would be looking to pay anything from **£1 million** to **£10 million**.



Average Property Selling Prices in Oxford (£000s)

3 month moving averages by property type in Oxford

Due to the small amount of data available for this graph, it may appear to be erratic. To gain a better picture of the Selling Prices in this area, please see [House Prices Report in Oxfordshire](#).

Graph source: Home.co.uk

According to William Kirkland of Knight Frank in Oxford, prices in Central Oxford are achieving around **£750 - £1200 per sq. ft** depending on location, orientation and condition plus east or west of Banbury Rd (Park Town, Norham Manor East) and Jericho West. In Summertown, they are fetching around **£600 - £800 per sq. ft** and North of Summertown from **£500 - £700 per sq ft**. in broad terms.



It's worth noting that in Oxford a much higher proportion of property sales at the middle-top end of the market are only **offered off market**, and as a result individuals without a buying agent are at a **distinct disadvantage**.





Popular residential areas in Oxford to live

North Oxford

North Oxford is home to the most affluent suburbs in the city including Norham Manor's large detached villas and Park Town's beautiful crescents. Summertown's vibrant community with plenty of cafes, restaurants and shops is positioned for the Oxford schools. To the east lies the River Cherwell and to the south is University Parks. Walton Manor lies south of North Oxford, close to sociable Jericho and the stunning 400 acre Port Meadow.

Summertown

Summertown is an attractive and popular suburb of North Oxford. Located just a short drive (or bike ride) from the city centre, it has its own bustling high street, a business centre, lots of restaurants and cafes and attractive residential streets. A quick walk down the high street and it's not hard to see why Summertown is a popular place for those looking to find a home and settle there.

If you want to be close to a vibrant city, but don't necessarily want that busy city ambience, Summertown is a safe bet. It offers plenty of green spaces, including Port Meadow, University Parks and Cutteslow Park, just to the north of the ring road.

House prices in Summertown are higher than its neighbouring villages due to the array of shops, bars and restaurants. In fact, it's true to say, that Summertown has a property climate all on its

own. Detached houses range anywhere from £1 - £10million. These prices have been boosted by demand from London for people looking to move here for good schools and property with gardens.

Many of the large detached and semi-detached Victorian houses off the Woodstock Road and Banbury Road in Summertown have been substantially extended to include three or four floors, with a basement below. All of which are located within easy walking distance to the area's local shops and schools.

Jericho

Jericho is a short 10-minute walk from the heart of Oxford, with an eclectic mix of University buildings and distinctive bars and eateries. At the other end of Walton Street stands Port Meadow, a vast green space used by residents for recreational purposes.

Living in Jericho gives you all the city centre amenities 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.



Boar's Hill

Boar's Hill remains one of the most prestigious locations outside North Oxford with a number of sizeable, detached houses in wooded gardens. Many of the properties benefit from far reaching views towards Oxford.

Headington

Another area boasting an attractive location is Headington, which is the largest suburb of Oxford, and is a popular location for those based at the John Radcliffe Hospital.

It has been named several times in the past by the Sunday Times as one of the top suburbs to live in Oxford. It has a young vibrant, 'bohemian' feel, with plenty of bars, restaurants and shops.

The area has a range of properties from modern apartments to 1930s semi-detached houses and period terraces.

Some of the more expensive and sought after streets include Pullens Lane and Red Cope Lane, where detached homes are valued around the £2,500,000 mark.

Wolvercote

Wolvercote is a well known and popular village located 3 miles northwest of the city centre. The village benefits from being a short walk from Port Meadow, with easy access to Jericho and Summertown.

The area will benefit from a brand new residential development, Wolvercote Mill located where an 18th century mill once supplied paper to the Oxford University Press. This prestigious new development offers 3 and 4 bed houses that are ideal for young families and professionals.

Wolvercote has a reputable primary school, a popular pub (The Trout) which is positioned on the banks of the River Thames.





Neighbouring Oxfordshire villages

For those priced out of the Oxford city market, or who prefer a more rural location, Oxfordshire offers some picturesque villages.

Here are some of our favourites:

Minster Lovell

The village of Minster Lovell is made up of three parts: Old Minster, Little Minster, and New Minster. Located close to Witney and Burford and less than 20 miles from Oxford, Minster Lovell is an idyllic rural village with a 12th Century church, honey-coloured cottages and several pubs. There's also a village shop, a butcher's, post office and a monthly farmers' market.

St Kenelm's Church of England School in Minster Lovell caters for children aged from 4 to 11 and The Henry Box School in Witney, 3.5 miles away takes senior pupils aged from 11 to 18.

Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate, the birthplace and home of Winston Churchill. Residents benefit from a 'walking pass' for the grounds.

The town itself has an active community and a charming centre with a Post Office and a wide range of shops, hotels, restaurants, and pubs. Long Hanborough Station and Oxford Parkway are nearby, both offering direct trains to London.

Burford

The charming old town of Burford is the perfect entrance to exploring the stunning Cotswolds Area of Outstanding Natural Beauty.

This area is renowned for its beautiful golden-hued stone cottages and shops, which line the long slope of High Street leading down to an ancient bridge crossing the River Windrush. To get a truly breath-taking view of this classic Cotswold landscape, be sure to wander up Burford High Street where you'll find some beautiful independent shops, hotels, bars and restaurants.

Thame

Thame is a historic market town with a well-maintained town centre boasting many independent shops. Thame has a sports centre with facilities for a wide variety of sporting interests, as well as several local clubs. There are also education facilities available for all ages, including the renowned Lord Williams's School.

There is a railway station at Haddenham providing a regular service to London, Marylebone and Birmingham.

Charlbury

Charlbury is an exceptionally popular Cotswold Market Town conveniently situated on the Oxford/ Paddington main line. The service has greatly improved over recent years, resulting in the redoubling of the railway line and the construction of a new westbound platform.

Its rural location coupled with a fast train line to London makes it an attractive location for those who need to do the daily London commute.



Oxford Lettings Market

A recent study by Plumb Nation found Oxford to be one of the most expensive cities to rent in, overtaking London by quite a large margin.

The rental market is fuelled by many people renting to 'try before they buy' or serving as a short-term measure whilst they wait for their ideal property to come onto the market.

Rental prices in Oxford have been on the rise in recent years, with many properties being let off-market due to high demand.

As with most areas across the UK, tenants are being more specific about their requirements and need to act quickly to secure a property as soon as it becomes available.



According to the 2011 Census, **28%** of homes in Oxford are privately rented. This is a **higher proportion** than the national average due to being a university city.



Working with a Buying Agent in Oxford

If you are looking for property in Oxford or the surrounding villages, working with a Buying Agent gives you the best chance of securing a home that fits your requirements, budget and timing.

County Homeseach has 35 years' experience helping highly selective and discerning clients find high quality homes. Stephen has worked in Oxford for many years, and has a detailed knowledge of the local area to advise clients and identify the right properties, some of which aren't necessarily advertised on the open market.

Our bespoke property finding service means that we do all the hard work and research for you. We also advise and support buyers throughout the bidding and negotiation process, often saving our clients a significant amount of time and money.



Contact **Stephen Wolfenden**

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