

INIGO



Acer Walk

OXFORD, OXFORDSHIRE

£1,100,000 FREEHOLD

This inspired space, a former 19th-century electricity substation, has been brilliantly transformed by its current owner into a flexible house. Its industrial heritage has been brought to the forefront, making clever use of honest materials including reclaimed wood, zinc, copper and brass. A second-floor balcony is a delightful and private spot to enjoy the outdoors, or for larger green spaces, University Parks and Port Meadow are both easily reached. The charming streets of Jericho are close by, as are the amenities of Summertown, a short walk (or cycle) to the north.

Acer Walk

OXFORD, OXFORDSHIRE

£1,100,000 FREEHOLD



Setting the Scene

The centre of Oxford's academic life is a short stroll away from Acer Walk. Known for what Victorian poet Matthew Arnold termed the 'dreaming spires', the city is shaped by its breathtakingly romantic architecture. Set in North Oxford Victorian Suburb, a designated conservation area where many of the buildings are Grade II-listed. Somewhat different its neighbouring properties The Old Substation was constructed to serve the surrounding area; textured exposed brick walls stand as reminders of its early life. It was converted in 2024, creating a bright, loft-like series of spaces that wear their industrial heritage on their sleeve.

The Grand Tour

Just four homes make up Acer Walk, a quiet street set off North Parade. The Old Substation cuts a striking profile: its façade is formed of red brick and is punctuated by green Crittall-style windows and doors. Heavy and weathered industrial green shutters over the French doors have been retained and are flanked by atmospheric Davey bulkhead lights by BTC. The top floor, a new addition, is wrapped in a copper façade that acts like a contemporary crown to the building.



Entry is through a set of double French doors into the ground-floor kitchen and dining room. Inside, pared-back interiors are elevated by zinc-clad doors with brass studs, Worcester switch plates, vintage fittings and further BTC light fittings. Underfloor heating has been fitted beneath reclaimed barn floorboards. The industrial heritage of the building prevails in generous ceiling heights with steel joists and ducting conduits.

A ribbon of glass bricks floods light across the ground floor, with a run of cabinets beneath. Here, there is a large double butler-style sink with brass and copper pipe taps. Zinc-topped units have open storage covered with a whimsical linen fabric that softens the utilitarian scheme. There is a range cooker here, along with a free-standing fridge/freezer and a dishwasher all by Smeg.

A bespoke steel staircase with reclaimed timber treads leads to the middle floor living space, currently used as a studio by the current artist owner. The ceiling is raised, and dual-aspect windows with industrial doors open to a Juliet balcony. The windows have been fitted with smart brass fittings in keeping with the period feel.

Acer Walk

OXFORD, OXFORDSHIRE

£1,100,000 FREEHOLD



There is a large bathroom on this level, with a reclaimed enamel and copper freestanding bath. As with the kitchen, the brass and copper taps have an elevated industrial quality. There is also a Duravit basin on top of bespoke timber open shelves.

Stairs ascend to the top floor, lit by a large skylight above. At the top of the landing is a large cabinet designed to house white goods. The bedroom is on this level, beneath the new copper-clad roof; it marks a tonal shift in the house, where old seamlessly transitions into resolutely new. Floor-to-ceiling glazing opens to a balcony beyond, while a curved wall creates a softness. This shape is translated into the adjacent en suite, where it carves out a walk-in shower with soft lime-coloured tiles from Bert and May - a nod to the pockets of green paint still visible in the building's original exposed internal brickwork.

The Great Outdoors

Accessed from the bedroom, the balcony has wonderful views over Oxford rooftops and towards its famous spires. There is space here for a couple of chairs to sit and enjoy a book with a glass of something chilled.

Out and About Acer Walk is directly off North Parade, known for its independent shops, pubs and places to eat. Of particular note are the Barefoot Bakery, the North Parade Produce Store and for coffee The Missing Bean. There are two excellent pubs on North Parade itself: The Rose and Crown, and The Gardener's Arms, which serves vegetarian food and has a legendary pub quiz. The city has some brilliant museums, including the Ashmolean, the Pitt Rivers and Christ Church Picture Gallery. There are also several theatres and several cinemas, including the Phoenix Picturehouse in Jericho.

University Parks, with punting at the Cherwell Boathouse and over 70 acres of riverside parklands, is a six-minute walk from Acer Walk. In the opposite direction, Port Meadow is one of Oxford's most picturesque spots. There are several pubs on its periphery, including popular The Perch.

Oxford has a fantastic culinary scene, of which Gees, Arbequina and Pierre Victoire are particular standouts. The city centre is known for its cosy, atmospheric pubs, including The Turf Tavern and The Bear.

INIGO

Acer Walk

OXFORD, OXFORDSHIRE

£1,100,000 FREEHOLD



Oxford station is a 26-minute walk, or 12-minute cycle, from the house; services run to London Paddington in as little as 52 minutes. The A40 can be easily reached for connections to the capital as well as the Chilterns.

Council Tax Band: TBC

For more inspiration, why not look to The Modern House's recommendations in Oxford?

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.