



69 CHURCH WAY

IFFLEY, OXFORD, OX4 4EF

**PENNY &
SINCLAIR**

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A beautifully presented four storey Victorian cottage situated in an elevated position in this highly sought after village location. The property offers light and airy accommodation and extends to c. 1182 sq ft. The garden to the front of the property is of particular note and to the rear, a private garden with home office and brick built storage shed.

Entrance Porch • Cloakroom • Sitting Room • Open Plan Kitchen/Dining Room • Two First Floor Bedrooms • Bathroom • Top Floor Bedroom • Lower Ground Floor Reception Room/Fourth Bedroom • Established Garden

DESCRIPTION

A really beautifully presented four storey Victorian cottage situated in an elevated position in this highly sought after village location. It has been a family home for 28 years and has been well looked after. The property offers light and airy accommodation and extends to c. 1182 sq ft and comprises, entrance porch, cloakroom, lovely sitting room with gas fired stove and oak floor. This leads into an open plan kitchen/dining/family room with door leading onto rear garden. On the lower ground floor is an excellent reception room/fourth bedroom, on the first floor, two bedrooms and bathroom and on the top floor a further bedroom with superb views towards the city and river. The garden to the front of the property is of particular note and to the rear, a private garden with timber home office and brick built storage shed.

LOCATION

Iffley Village is situated within the Oxford ring road and about 2.2 miles from the city centre. Extensive shopping and recreational facilities can be found in Oxford with the mainline station providing a regular train service to London Paddington in about fifty five minutes. Oxford provides a good range of both state and private schooling, Magdalen College, The Dragon and St. Edwards to name but a few, with Abingdon College and Radley College nearby. Within walking distance is a community shop, hotel, two public houses and a Norman church dating back to the 12th century. The village is close to the River Thames and from Iffley Lock the tow path provides lovely walks beside the river, also leads to the city centre.





DIRECTIONS

From The Plain, proceed along the Iffley Road. Continue over the Donnington Bridge traffic lights. Turn right into Iffley Turn. At the mini roundabout, turn right into Church Way. The property will be found on the left hand side before the village shop.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All main services are connected.

FIXTURES & FITTINGS

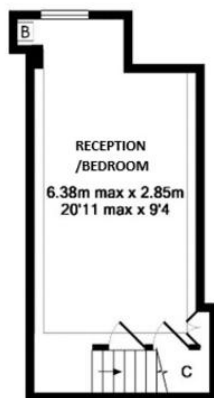
Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

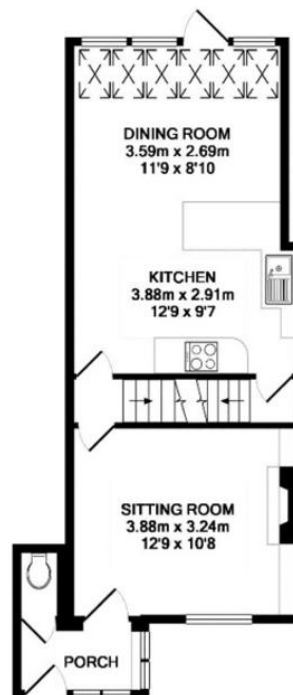
The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall, St Aldates
Oxford
OX1 1BX
Telephone (01865) 249811
Council Tax Band - D £1735.47 for 2016/17



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 109.8 SQ.M. (1182 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services. - www.e8ps.co.uk Made with Metropix ©2017

PENNY & SINCLAIR

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