



**198 IFFLEY ROAD**

OXFORD, OX4 1SD

**PENNY &  
SINCLAIR**



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**A substantial Victorian semi detached house situated on the Iffley Road and built in the late 1880's to a design by the renowned North Oxford architect, H W Moore.**

## DESCRIPTION

A substantial Victorian semi detached house situated on the Iffley Road and built in the late 1880's to a design by the renowned North Oxford architect, H W Moore. Originally built as a large single family home, this handsome property has been effectively re-arranged in a simple manner to now provide a large self contained flat covering the ground floor, with the upper house providing further separate family accommodation arranged over the two upper floors. This could easily revert to one large property, if desired. The property benefits from some beautiful original features that include marble fireplaces, sash windows and attractive stained glass windows in the hallway and landings, and the feeling of light and space is enhanced by high ceilings and large windows. The generously proportioned ground floor flat provides a sitting room, bedroom, shower room and kitchen/breakfast room with windows on two sides and French doors opening to the paved upper terrace overlooking the garden. From the hallway, there is separate access to the large and spacious upper house, with the accommodation arranged over the first and second floors. On the first floor, there is a large kitchen/breakfast room, together with principal bedroom with bathroom that could be used as a sitting room and a further separate shower room. From the landing, stairs rise to the second floor, where there is a lovely bright sitting room and three further bedrooms. There is also access to the large attic space, which could provide further accommodation subject to the usual planning requirements and regulations. Outside, to the front, there is a gravelled area, with block paved driveway providing parking for three cars and leading to the garaging. The garage/store has two wooden double doors to the front and further doors opening at the rear to the side passage, with access to the garden. There is also a cellar which provides useful storage and houses the central heating system. The south west facing rear gardens are laid mainly to lawn on two levels and interspersed with trees and shrubs with an extensive paved upper terrace. There is also the benefit of a timber built studio/home office at the end of the garden.

## DIRECTIONS

From our office on The Plain, proceed along the Iffley Road. The property can be found on the right hand side between Jackdaw Lane & Chester Street.







### LOCATION

The property is situated within walking distance of the High Street, Carfax, South Park and the London/airport coach stops. Oxford railway station is less than two miles away and there is also excellent access to the ring road and A/M40. The historic Roger Bannister running track, tennis courts, university swimming pool and gymnasium are close by. Local supermarkets, individual shops, cafes, pubs and restaurants are easily accessible on St. Clements and the Cowley Road. The property is well placed for access to all the popular Oxford schools, including Headington Girls School, Magdalen College School, The Dragon School and St. Edwards.

### 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 who have seen the property in order that you do not make a wasted journey.

### FIXTURES & FITTINGS

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

### SERVICES

All mains services are connected.

### TENURE & POSSESSION

The property is freehold and offers vacant possession.

### LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

Oxford

OX1 1BX

(01865) 249811

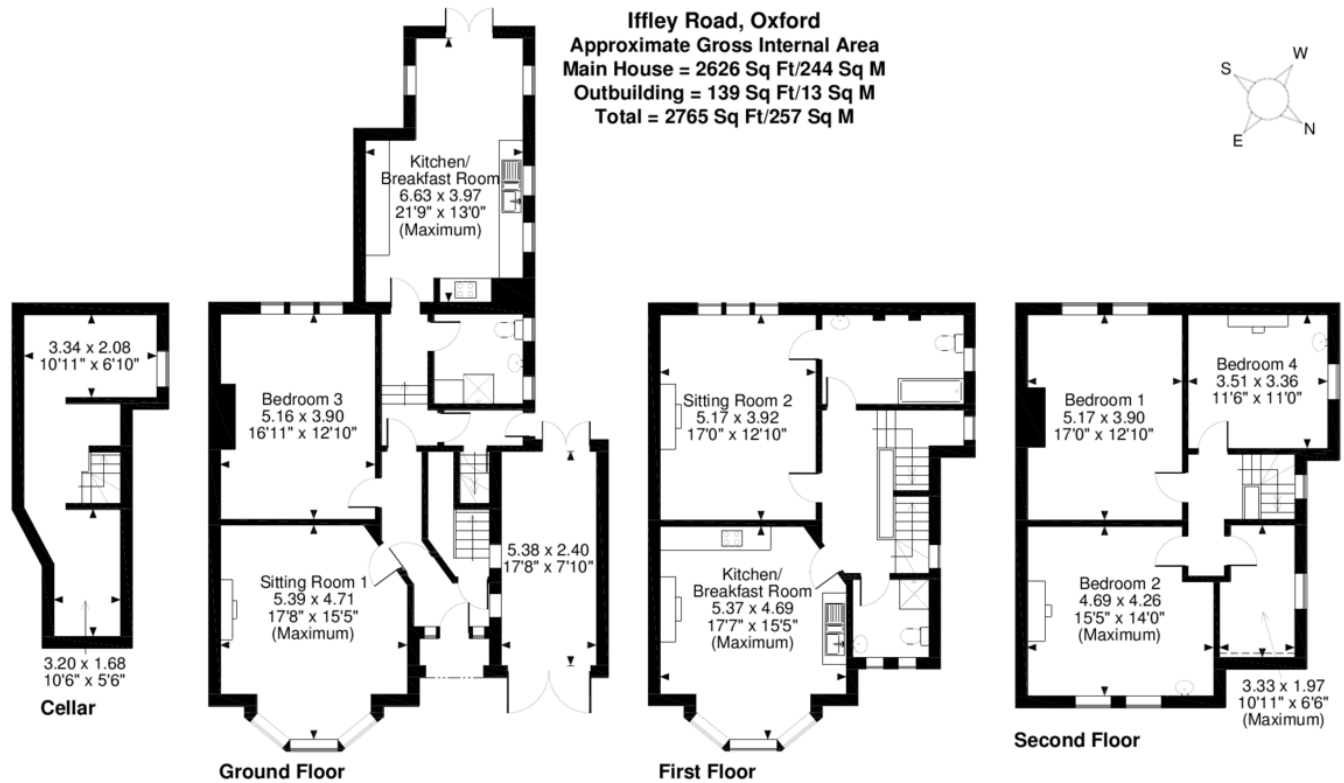
Council Tax Band E £2210.33 for 2017/18 - 198 Iffley Road (Upper apartment)

Council Tax Band C £1607.51 for 2017/18 - 198a Iffley Road (Ground Floor apartment)





**Iffley Road, Oxford**  
**Approximate Gross Internal Area**  
**Main House = 2626 Sq Ft/244 Sq M**  
**Outbuilding = 139 Sq Ft/13 Sq M**  
**Total = 2765 Sq Ft/257 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**PENNY &  
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