



LONG CLOSE

BOTLEY, OXFORD, OX2 9SG

**PENNY &
SINCLAIR**

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A well-proportioned family home offering four bedrooms, off-street parking and the benefit of a studio apartment which is perfect for guests or further accommodation for family members looking for a little more independence.

4 bedroom detached family home • Studio annexe • parking •
4 reception rooms • Side access to the garden • Cul-de-sac location •

DESCRIPTION

A wonderful family home offering flexible accommodation over two floors. The accommodation comprises entrance hall, cloakroom, sitting room with dual aspect, dining room which would be ideal as a playroom, separate utility room, a welcoming open plan kitchen/breakfast/living room leading out to the conservatory which enjoys views over the garden. The first floor offers en suite master bedroom, three further bedrooms and a family bathroom. The garage has been converted to create a studio apartment which is perfect for relatives wanting privacy and independence or guest accommodation. The rear garden is paved and offers great privacy and there is ample parking to the front. The corner plot allows a wonderful feeling of space around the property in what is already a quiet and no through road location. There is also potential to extend or erect a new garage on the side of the house subject to the necessary consents.

SITUATION

Situated just to the west of Oxford City Centre, Botley provides a good range of everyday facilities including a range of shops, doctors' and dentists' surgeries, library, bank, three Churches and primary and secondary schooling. In addition, there are good bus connections into the City, together with easy access to the ring road and Oxford rail station.





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 staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains 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.

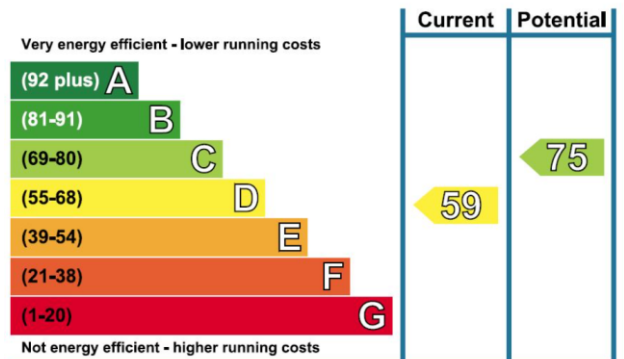
LOCAL AUTHORITY & COUNCIL TAX

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Tel: 01235 422422

Council Tax Band 'F' amounting to £2,720 for the year 2019/20.

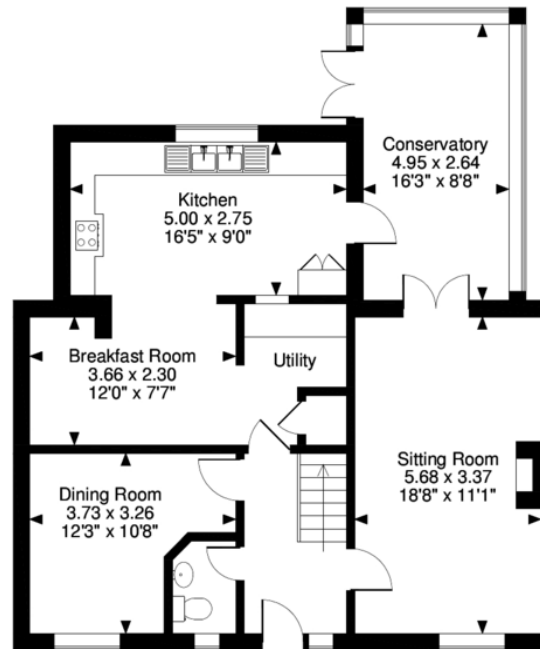


Energy Efficiency Rating

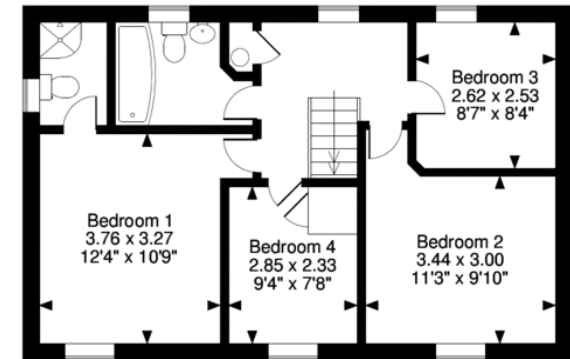
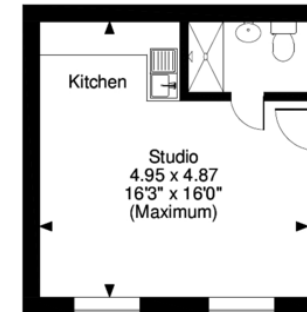




Long Close, Oxford
Approximate Gross Internal Area
Main House = 1473 Sq Ft/137 Sq M
Studio = 259 Sq Ft/24 Sq M
Total = 1732 Sq Ft/161 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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