



HARRIS GUEST HOUSE, 307 IFFLEY ROAD

OXFORD, OX4 4AG

**PENNY &
SINCLAIR**

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Currently used as a Guest House, the linked detached property provides spacious and flexible accommodation with excellent access to the City Centre.

DESCRIPTION

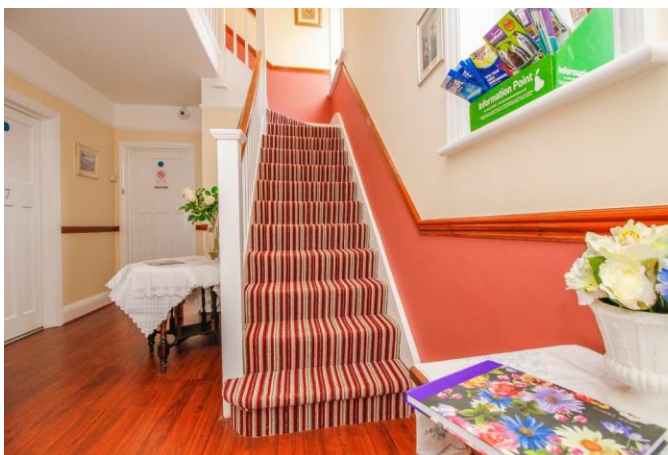
A deceptively large linked detached property on the coveted Iffley Road - the property is currently set-up as a Guest House, but would equally provide a fantastic opportunity for a substantial family house. Downstairs is set-up with a number of bedrooms, reception room and 'staff' area. On the first floor there are 5 bedrooms (4 en-suite) and a further family bathroom. There is the potential to extend into the loft subject to the usual consents. Outside there is a large garage and off-street parking for a number of cars. (TOTAL FLOOR AREA c.2605 sq ft)

LOCATION

The property is situated within easy reach 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.

DIRECTIONS

From The Plain roundabout, proceed along the Iffley Road (A4158) for c. 1 mile. The property can be found on the left hand side. To access the parking at the rear, proceed along a little further through the traffic lights and turn left onto Boundary Brook Road and immediately left again. The parking can be found on the left, next door to and in front of the garage with the black door.





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.

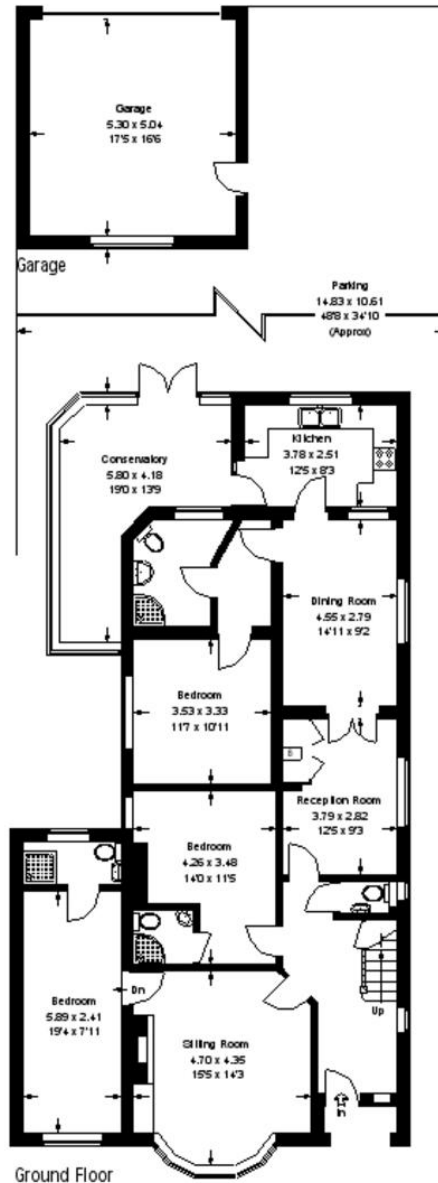
TENURE

The property is Freehold.

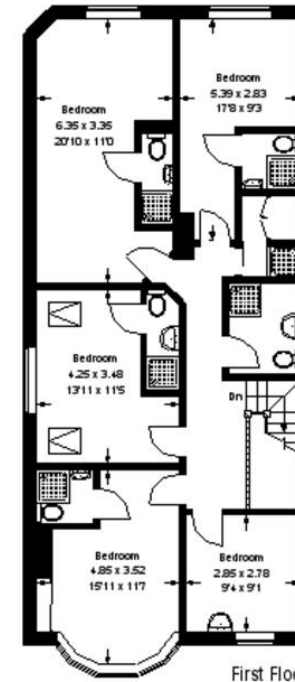
LOCAL AUTHORITY

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
(01865) 249811





Ground Floor



First Floor

Approximate Gross Internal Area > 242 sq m / 2605 sq ft
Garage > 27 sq m / 291 sq ft
Total > 269 sq m / 2896 sq ft



FLOORPLANZ ©2010
0845 6344080 Ref 75193

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.

Whilst every care is taken in the
preparation of this plan, please
check all dimensions, shapes &
compass bearings before making
any decisions reliant upon them.

**PENNY &
SINCLAIR**

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