



**11 MAYWOOD ROAD**  
IFFLEY, OXFORD, OX4 4EE

**PENNY &  
SINCLAIR**

# 11 MAYWOOD ROAD

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OFFERS IN EXCESS OF £1,000,000

**A substantial semi detached house extending to c. 2266 sq ft and presented in exceptional condition. The current owner has refurbished and remodelled the house in recent months with a huge amount of thought and care to design, fittings and overall finish.**

Entrance Hall • Large Kitchen/Family Room • c. 17'6" Study/Reception Room • Cloakroom • Master Bedroom with Dressing Room & Ensuite Shower Room • Bathroom, Shower Room & Utility Room • Three Further Double Bedrooms • Fantastic Top Floor Sitting Room Measuring c. 23'5" x 21'8" • Integral Garage & Parking

## DESCRIPTION

A substantial semi detached house extending to c. 2266 sq ft and presented in exceptional condition. The current owner has refurbished and remodelled the house in recent months with a huge amount of thought and care to design, fittings and overall finish. The light and airy accommodation is arranged over three floors and comprises, entrance hall, wonderful kitchen/family room with doors leading onto the rear garden, recently installed kitchen with integrated appliances, large study or reception room and cloakroom on the ground floor, master bedroom suite comprising dressing room and ensuite shower room, two further double bedrooms, bathroom and utility room on the first floor and superb sitting room/media room measuring c. 23'5" x 21'8", further bedroom and shower room on the top floor. Outside, is driveway leading to an integral garage with fully automated door to the front and a landscaped low maintenance garden to the rear.

## LOCATION

Iffley is located c. 1.5 miles from Oxford city centre and within easy reach of the ring road and A40/M40. The village offers a village shop, two public houses and a c. 12th century church. There is also easy access to Iffley Lock and the River Thames. There is a regular train service to London Paddington from Oxford mainline station. For those with children, Oxford offers an excellent range of both state and private schools, including nearby Magdalen College School and New College. The bus stop located in nearby Henley Avenue is a pick-up point for The European School, Didcot Girls School, Magdalen College, St. Aloysius Catholic School and Abingdon Prep School.





## DIRECTIONS

From The Plain, proceed along the Iffley Road. After c. 1 mile, turn right into Iffley Turn. Halfway along this road turn right in to Augustine Way. Follow this road then turn left, then immediately right in to Maywood Road where the property can be found on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sindair. Prior to making an appointment to view, Penny & Sindair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sindair's 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 & Sindair.

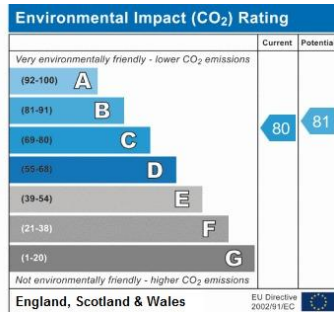
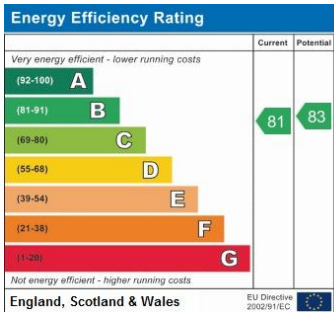
## TENURE & POSSESSION

The property is free hold and offers vacant possession upon completion.

## LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council  
City Chambers  
Queen Street  
Oxford  
OX1 1EN  
Telephone (01865) 249811  
Council Tax Band 'F' £2,758.58 (2018/19)





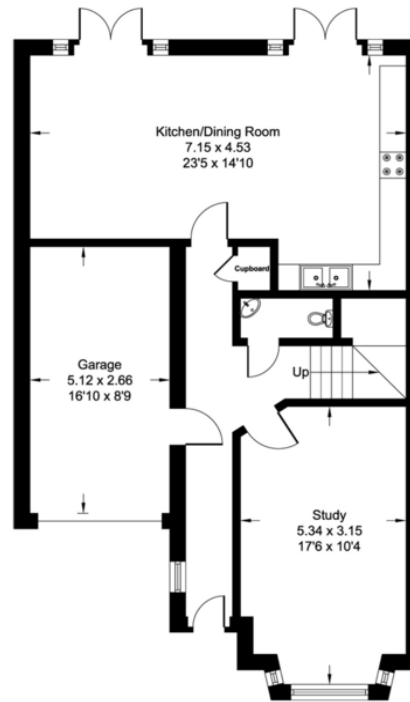
01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS  
city.sales@pennyandsinclair.co.uk

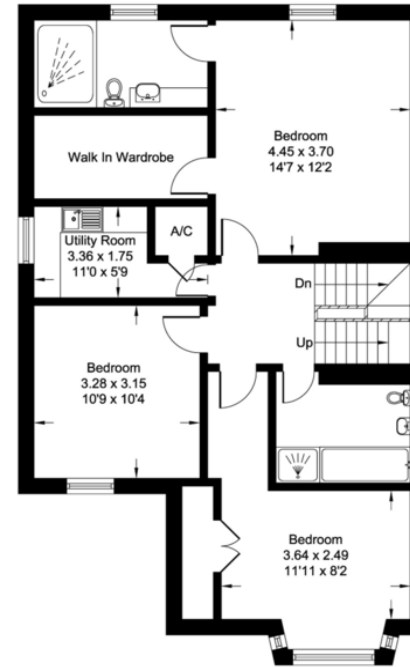
Approximate Gross Internal Area = 197 sq m / 2120 sq ft

Garage = 14 sq m / 146 sq ft

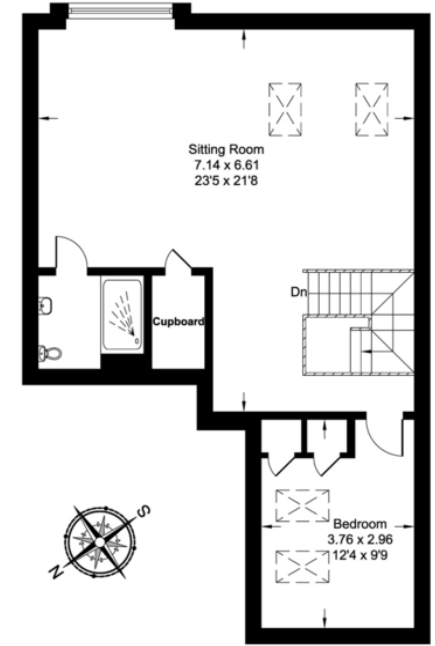
Total = 211 sq m / 2266 sq ft



Ground Floor



First Floor



Second Floor

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.

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