



## 12 RIVER VIEW

SANDFORD-ON-THAMES, OXFORD, OX4 4YF

**PENNY &  
SINCLAIR**



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**A beautifully presented three storey Edwardian end of terrace house situated in an elevated position with views over the river Thames to the front and fields to the rear.**

Entrance Porch • Sitting Room • Open Plan Kitchen/Dining Room •  
Cloakroom • Three Bedrooms • Bathroom & Ensuite Shower Room •  
Allocated Parking • Established East-Facing Garden • Log Burning  
Stove

## DESCRIPTION

A beautifully presented three storey Edwardian end of terrace house situated in an elevated position with views over the river Thames to the front and fields to the rear. The property offers light and airy accommodation and comprises entrance porch, sitting room with log burning stove, open plan kitchen/dining room with log burning stove and access to the rear garden, cloakroom, two first floor bedrooms, bathroom and a superb top floor master bedroom with ensuite shower room. The property retains many period features and also benefits from central heating and in-keeping UPVC double glazed windows to the rear. Outside there is allocated parking for two cars to the front along with four communal visitor spaces, a delightful garden with steps leading up to the front door and, to the rear, a mature and well-established east-facing garden that backs onto open farmland.

## LOCATION

Sandford-on-Thames is a sought after village located five miles to the south east of Oxford city centre, with excellent links to the A34 and A40/M40. There is a regular bus service through the village into Oxford and the Science Park. The lock-side Kings Arms pub/restaurant is a couple of minutes' walk away, and within 10 minutes' walk of the house are the facilities at the De Vere Hotel and an excellent Indian Restaurant. The Thames tow path allows for a direct cycle and walking route into Oxford and Abingdon, and there are many local public footpaths.

The Sandford village hall, café community shop and Saturday market was opened in January 2015 The Village Hall is now a true 'Community Hub', an accessible meeting place for many different community groups.







### **DIRECTIONS**

From The Plain, proceed along the Iffley Road. Continue up to the ring road. At the roundabout, proceed straight over signposted Littlemore & Sandford. At the mini roundabout turn right towards Sandford. Continue into the village and turn right into Church Road. Follow the round along and just after the double-bend take the turning on the left into River View. Continue to the end and into the car parking area. The garden entrance to No.12 will be seen on the left hand side.

### **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.

### **FIXTURES & FITTINGS**

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

### **SERVICES**

All mains services are connected.

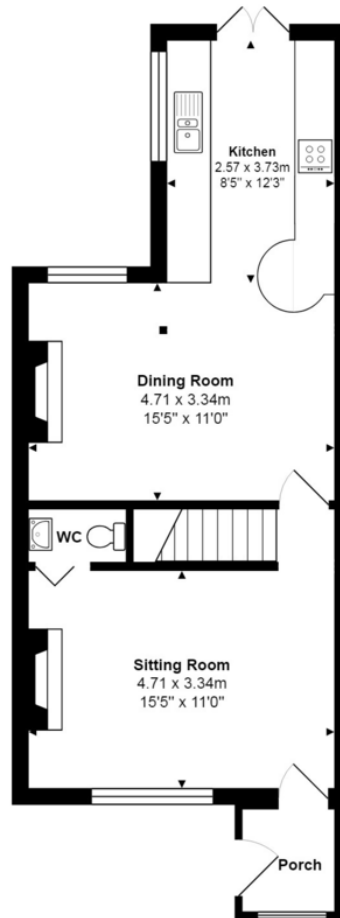
### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion. There is an annual charge of c. £60 per annum as a contribution to cutting the grass of the green in front of River View.

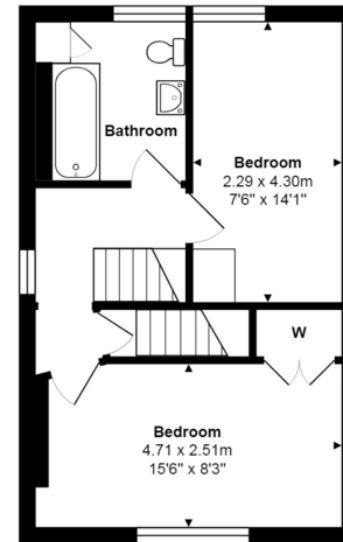
### **LOCAL AUTHORITY & COUNCIL TAX**

South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Milton  
OX14 4SB  
Telephone: 01491 823000  
Council Tax Band E - £2220.41 for 2018/19





Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area: 109.8 m<sup>2</sup> ... 1182 ft<sup>2</sup>

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