



44 Church Way

Iffley Village, Oxford, OX4 4EB

**PENNY &
SINCLAIR**

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DESCRIPTION

This striking, detached house – built by an architect for himself in the 1970s – has been renovated by the current owners to create a light and wonderful home which is perfect for entertaining. The vaulted ceilings and use of glass flood rooms with light, and the natural screening around the property provides a feeling of privacy and leafy views. The flexible ground floor comprises: entrance hall, two bedrooms (one en suite and currently used as an office), newly fitted bathroom, utility room, study, and cloakroom cupboard. The south-facing dining room and double-aspect kitchen/breakfast room – both with vaulted ceilings - are on the mezzanine floor. The kitchen/breakfast room offers access to the rear garden and a decked patio with stairs leading down to the south-facing secret front garden - a wonderful entertaining space. The first floor offers a further two double bedrooms, and a newly fitted shower room which leads to a laundry room. The first floor, double-aspect sitting room is a stunning space with vaulted ceilings, a wood-burning stove and two balconies - one overlooking the rear garden and one overlooking the front of the property. The house is set back from the road behind an established hedge. There is ample driveway parking plus an integral garage which offers an opportunity to create annexe accommodation subject to required planning.

SITUATION

Historic Iffley Village is situated within the Oxford ring road and about 2.2 miles from the city centre. The River Thames and Iffley Lock are within a few minutes' walk, and it's a beautiful 20-minute walk to the city centre along the towpath. The village offers a community shop, a 12th century Norman church, a thatched village hall, a hotel, and two public houses. Extensive shopping and recreational facilities can be found in Oxford with 2 mainline stations providing regular train services to London Paddington and London Marylebone in about 55 minutes. Oxford provides a good range of both state and private schooling – including Magdalen College, The Dragon and St. Edwards - and Abingdon College and Radley College are nearby.

DIRECTIONS (OX4 4EB)

From Oxford city centre proceed across Magdalen Bridge to The Plain and take the third exit onto the Iffley Road. Continue along this road until it becomes Henley Avenue and bear right into Iffley Turn. At the roundabout turn right into Church Way and continue into the village past the Hawkwell House Hotel. The property will be found on the right hand side behind a high hedge.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

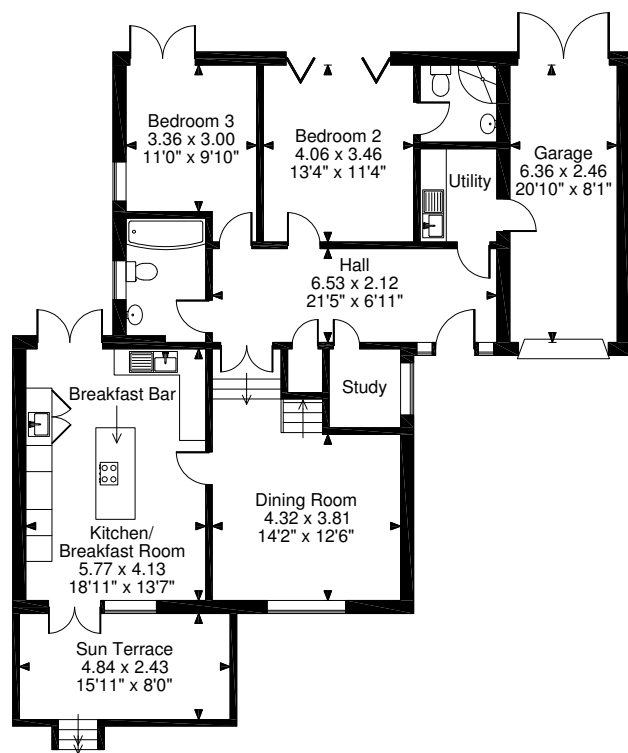
Certain items may be available by separate negotiation with Penny & Sinclair.

VIEWING ARRANGEMENTS

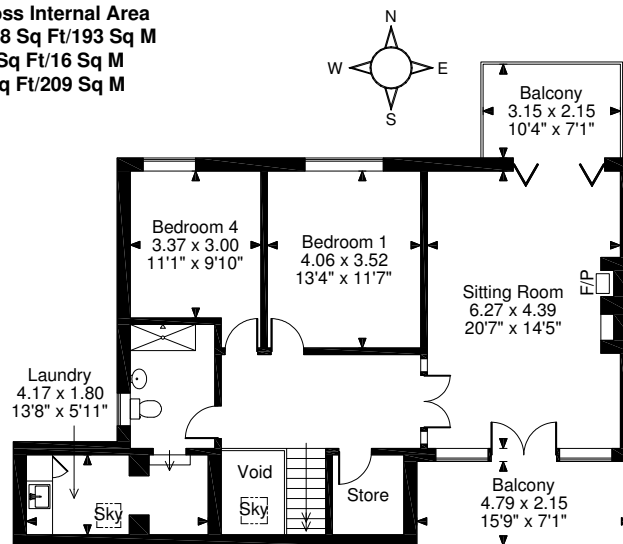
Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



Approximate Gross Internal Area
Main House = 2078 Sq Ft/193 Sq M
Garage = 168 Sq Ft/16 Sq M
Total = 2246 Sq Ft/209 Sq M



Ground Floor



First Floor

AGENTS CONTACT DETAILS



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