



**77 THE CRESCENT**

ST GEORGES MANOR, LITTLEMORE, OX4 4XQ

**PENNY &  
SINCLAIR**



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**A very well presented modern three storey townhouse situated in this sought after development and within easy reach of the city centre, ring road and business parks.**

Entrance Hall • Study • Kitchen/Breakfast Room • Conservatory •  
Sitting Room • Four Bedrooms • Two Ensuites • Family Bathroom •  
Private Driveway

## DESCRIPTION

A very well presented modern three storey townhouse situated in this sought after development and within easy reach of the city centre, ring road and business parks. The light and airy accommodation comprises, entrance hall, cloakroom, kitchen, pitched roof conservatory, study, four bedrooms, two ensuite shower/bathrooms and a family bathroom. Outside there is ample parking for three cars, and to the rear a mature, established and secluded garden with terrace, summerhouse and greenhouse.

## LOCATION

St. Georges Park is situated east of the city sandwiched between the villages of Littlemore and Sandford on Thames and is only a ten minute ride into the historic centre of Oxford with easy access to London, M40 and A34. The River Thames is a short walk away with tow path leading into the centre of Oxford. St. Georges Park is set in twelve acres of landscaped gardens with a number of conversions and new homes by award winning builders Try Homes. The Crescent forms part of a series of modern town houses. Littlemore offers the facilities of a local store, post office, church and public house. The village is ideally placed for the Oxford ring road and access to the A34 and M40. There are regular and frequent bus and rail services from Oxford city centre to London.

## DIRECTIONS

From our offices at The Plain please proceed up the Iffley Road away from the city, carry on straight over the traffic lights at Iffley turn, when you reach the Oxford ring road, cross straight over into Littlemore Village. After the mini roundabout and the George Public House turn left into St. George's Manor. The property will be found on the left hand side and visitor parking will be found to the right of the main gates.







#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sindair. 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 a service charge of c. £400 pa which is a contribution towards the upkeep of the communal grounds.

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

Oxford City Council

St. Aldate's,

Oxford

OX1 1BX

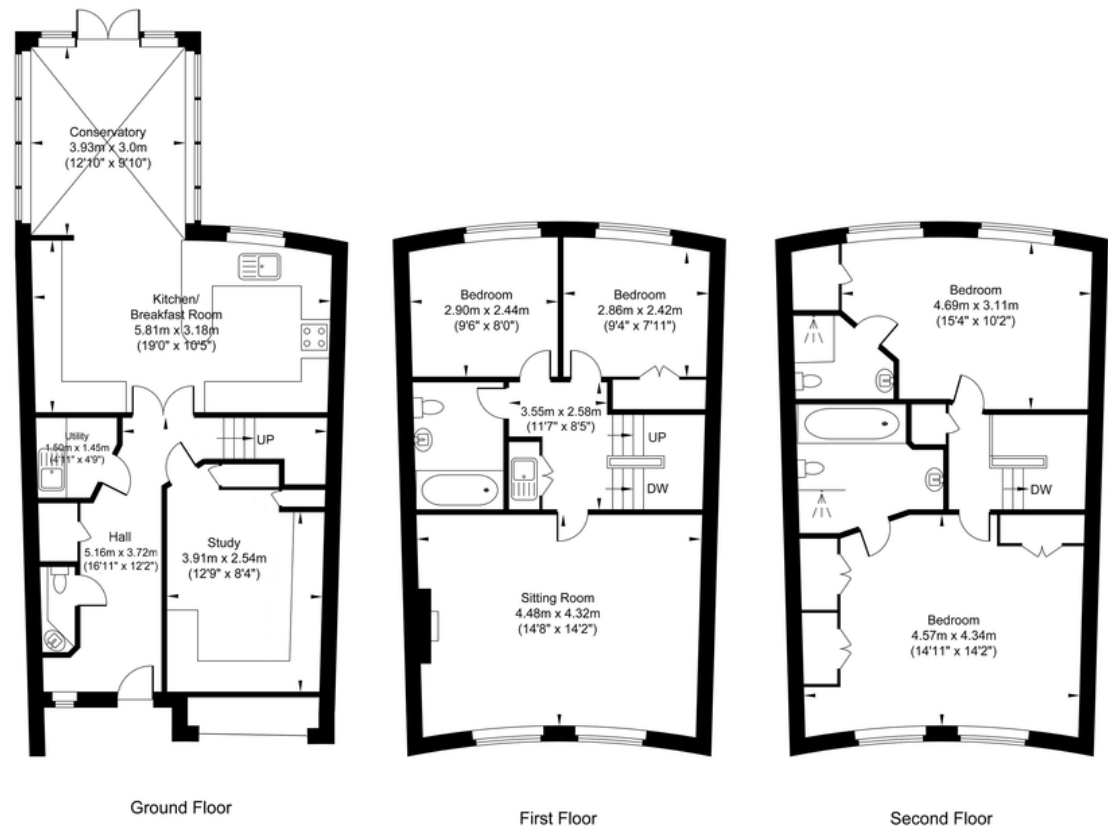
Tel: 01865 249811

Council Tax Band F - £2758.58 for 2018/19





77 The Crescent, St Georges Manor, Littlemore OX4  
Approx. Gross Internal Area:- 167.63 sq.m. 1804.35 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

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

□ □ □ Denotes restricted head height  
www.dmlphotography.co.uk

**PENNY &  
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