



19 Hayfield Road

Oxford OX2 6TX

PENNY & SINCLAIR

19 Hayfield Road Oxford OX2 6TX

DESCRIPTION

Located in this sought after area with a west facing garden leading down to the Oxford Canal, this charming Victorian terraced property, built to a design by H W Moore in around 1888, has been extended to the rear and has the added benefit of a home office at the end of the garden enjoying an outlook over the canal. The accommodation, which is arranged over two floors with a large storage attic room in addition, comprises entrance hall, double reception with two fireplaces, kitchen with a breakfast area and a conservatory/garden room beyond providing a lovely view over the garden and to the canal. At first floor level are a landing, two bedrooms and a bathroom. The property enjoys a pretty garden to the rear, which leads down to the home office and a canal-side seating terrace.

SITUATION

The property is situated in the Conservation area of Walton Manor, within walking distance of Port Meadow and the day to day shopping facilities of Walton Street including restaurants, bars and a cinema. Slightly further afield are the more comprehensive facilities of Oxford City centre, University departments and a range of schools for all ages. The location is within the Phil & Jim school catchment and Cherwell School Catchment area. There is also a choice of train stations including Oxford Parkway with direct links to London Marylebone and Oxford mainline station with access to London Paddington. There is easy access to the Oxford ring road connecting to the A34, A40 and M40 to London.

DIRECTIONS

From the offices of Penny and Sinclair continue south along the Banbury Road. Turn right at the traffic lights into Moreton Road and then left onto the Woodstock Road. Take the next right hand turn into Frenchay Road and second left into Hayfield Road. The property will be found on the right 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.

COUNCIL TAX

Council Tax Band 'E' amounting to £2,210.33 for the year 2017/18.
Telephone (01865) 252870

LOCAL AUTHORITY

Oxford City Council, City Chambers, Queen Street, Oxford OX1 1EN

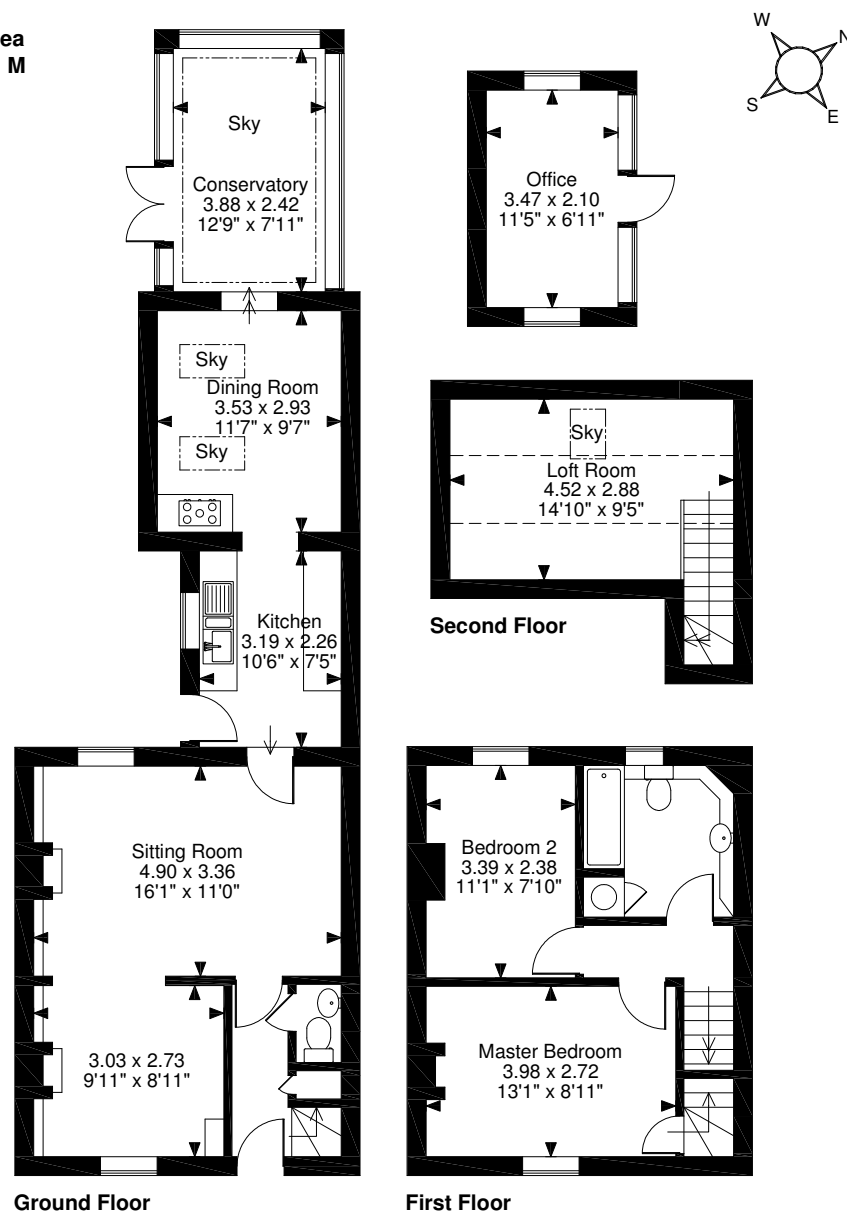
AGENTS CONTACT DETAILS



01865 318013
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Approximate Gross Internal Area
Main House = 1021 Sq Ft/95 Sq M
Office = 78 Sq Ft/7 Sq M
Total = 1099 Sq Ft/102 Sq M



IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.

