



PEACOCK COTTAGE, 3 CHURCH ROAD

SANDFORD-ON-THAMES, OXFORD, OX4 4XZ

**PENNY &
SINCLAIR**

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SANDFORD-ON-THAMES, OXFORD, OX4 4XZ

A most attractive period detached cottage situated in an elevated position in this popular village. Access to the city centre, ring road and business parks is excellent. The property comprises originally three cottages. Outside there is a beautifully established south facing rear garden along with a double garage and off street parking. Offered with no onward chain.

Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility Room •
Three Bedrooms • Bathroom & Cloakroom • Shower Room • Large
Garden

DESCRIPTION

A most attractive period detached cottage situated in an elevated position in this popular village. Access to the city centre, ring road and business parks is excellent. The property comprises originally three cottages. The current layout comprises, entrance hall, sitting room, dining room, kitchen, conservatory, shower room, three double bedrooms and bathroom. Outside there is a beautifully established south facing rear garden with two sheds along with a double garage and off street parking. Offered with no onward chain.

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. The property will be found a short way along 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.

LOCAL AUTHORITY & COUNCIL TAX

South Oxfordshire District Council

135 Eastern Avenue

Milton Park

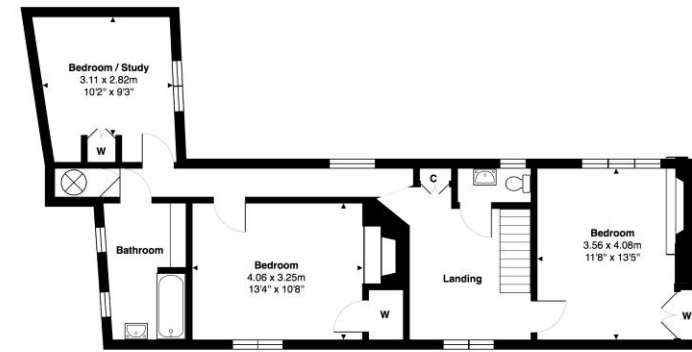
Milton

OX14 4SB

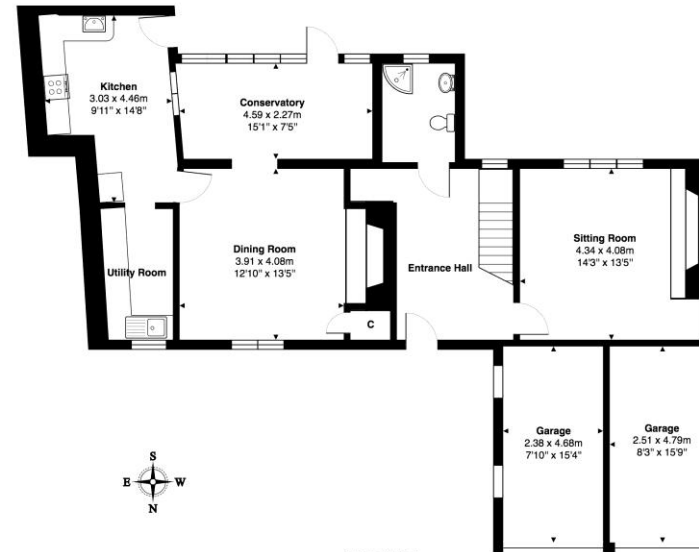
Telephone: 01491 823000

Council Tax Band E - £2220.41 for 2018/19





1st Floor



Ground Floor

Approximate Gross Internal Area: 174.3 m² ... 1876 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk



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