



105 HENLEY ROAD

SANDFORD-ON-THAMES, OXFORD, OX4 4YW

**PENNY &
SINCLAIR**

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Entrance Hall • Sitting Room • Kitchen/Family/Breakfast Room •
Utility Room • Cloakroom • Three Bedrooms • Ensuite Shower Room
• Family Bathroom • Private Driveway

DESCRIPTION

A superb example of a refurbished semi detached house situated within easy reach of central Oxford as well as access to open countryside, business/science parks and ring road/M40. The carefully designed and finished accommodation is arranged over two floors and comprises entrance hall, sitting room, light and airy kitchen/family room with access onto the rear garden, utility room, cloakroom, three bedrooms, ensuite shower room and family bathroom. There is access to the loft via a pull down ladder. Benefits include gas central heating and double glazing. There is potential to extend the property subject to planning and building regulations. Outside there is a large gravelled driveway with parking for numerous cars to the front with side garden leading around to the rear which is laid to lawn and has a paved terrace.

LOCATION

Sandford-on-Thames is a sought after village located to the south east of Oxford city centre, communication links to the A34 and A40/M40 are excellent. 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 which consists of gourmet dining, luxury leisure centre, spa, sauna & pool together with access to a tennis court. The extensively refurbished village hall, café and community shop was opened in January 2015 following much fund raising and hard work by the whole community. The Sandford 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 over the next mini roundabout. The property will be found towards the end of the road on the left hand side identified by a Penny & Sinclair for sale board.

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

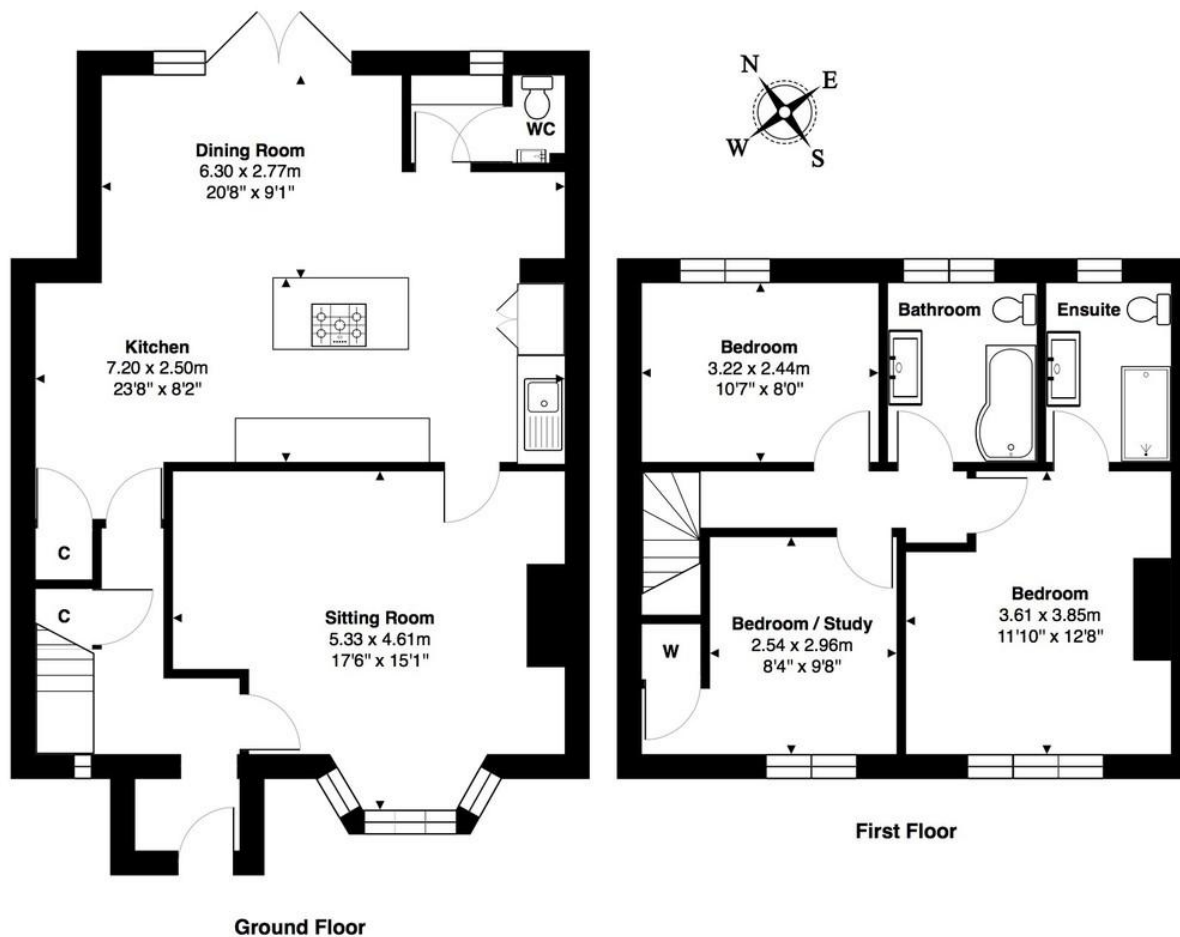
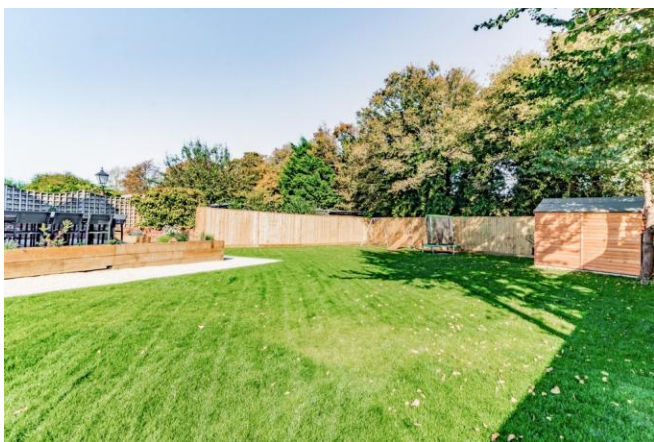
Milton

OX14 4SB

Telephone: 01491 823000

Council Tax Band C - £1614.84 for 2018/19





Approximate Gross Internal Area: 113.5 m² ... 1221 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 E8 Property Services. www.e8ps.co.uk

**PENNY &
SINCLAIR**

01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS
city.sales@pennyandsinclair.co.uk

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