

Church Way, Iffley



## Beautiful family home.

Located in one of the City's most desirable areas, this charming, detached period home has been arranged over four floors. The property comprises an open plan kitchen/dining room with French doors to the garden, utility room, living room, reception room, four double bedrooms, separate study/bedroom five and two bathrooms. The garden which stretches all the way down to the field has been lovingly landscaped and cared for by the owners who have been living at the property for over 30 years. The bottom of the garden is a tranquil and private setting with views over the stream and field towards Isis River. The owners have also opened their garden for charity with other Iffley residents.

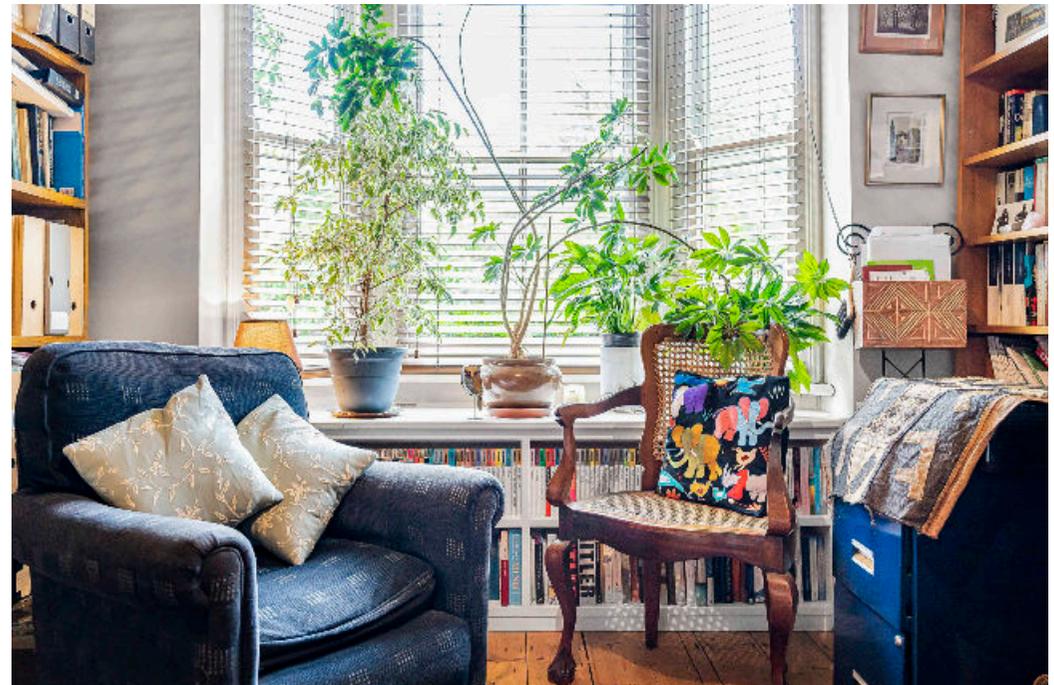


**Guide price:** £1,195,000

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** G









## The Location

Iffley Village has retained a unique village feel despite being well within the city. Its leafy roads, varied architecture and active community make it a truly unique suburb within the city. Much of the area lies within a Conservation Area, with a well-patronised village shop, a public house, Norman Church and two hotels. The Thames is a short walk away and the tow path takes you all the way to central Oxford. Oxford with its famous University, its shops and its schools, is easily accessible by car, bus and bicycle.





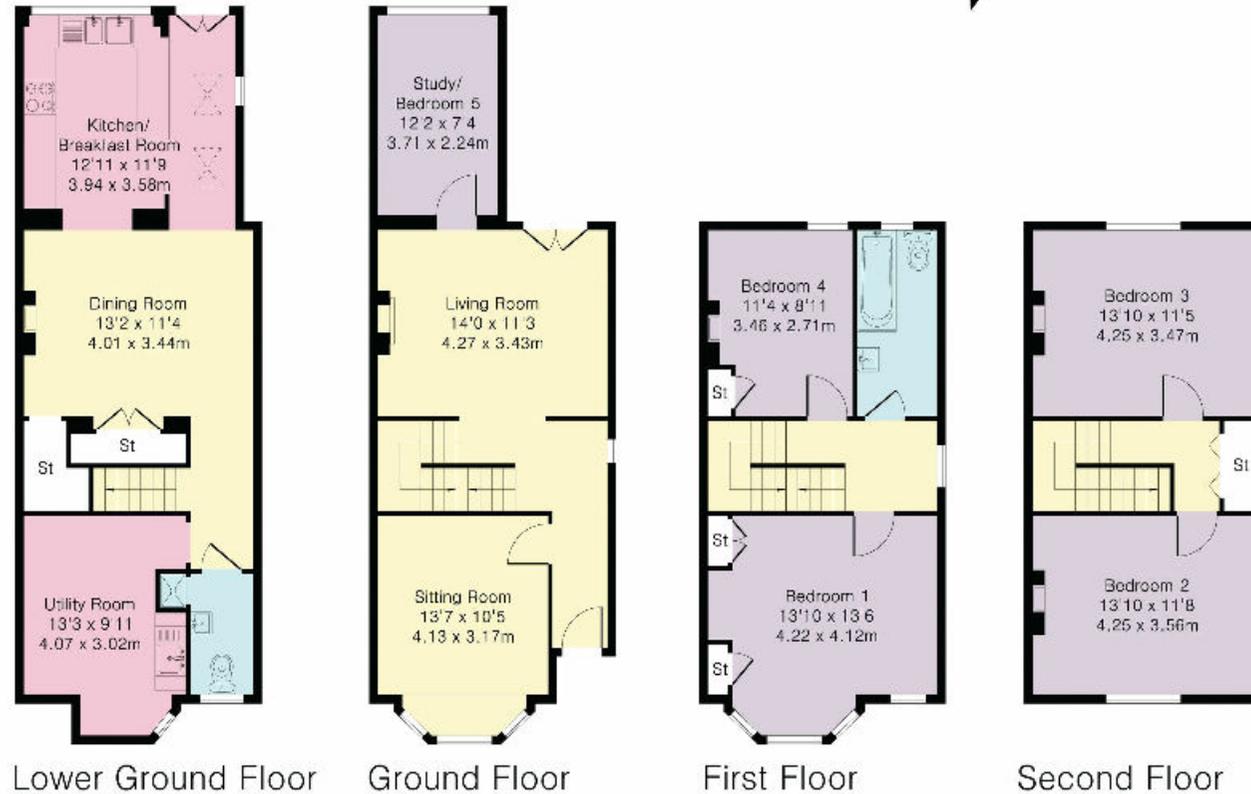






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

Approximate Gross Internal Area 1883 sq ft – 175 sq m  
 Lower Ground Floor Area 557 sq ft – 52 sq m  
 Ground Floor Area 505 sq ft – 47 sq m  
 First Floor Area 416 sq ft – 39 sq m  
 Second Floor Area 405 sq ft – 37 sq m



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