



Abberbury Road, Oxford





## Wonderful family home.

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A superb, spacious family house with exceptional gardens in much sought after Iffley village.



**Guide price:** £1,950,000

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** G





## The Property

The house is positioned on tree-lined Abberbury Road in the heart of Iffley village, with its unique character and proximity to the city and the river. It enjoys well-planned and spacious accommodation over three floors with lovely views over the garden and out towards Boars Hill and Cumnor. The current owners have extended and modernized the property to create a very comfortable, low-energy house with strong eco credentials and a B-rated EPC.

The ground floor comprises an attractive, light hall with full height atrium and staircase. The kitchen/breakfast room is to the right of the hall and is very well-fitted with extensive units, under cupboard lighting and a Bora induction hob. There are two good-sized reception rooms. The dining room is to the front with south facing views. The sitting room is at the rear with an open fireplace and bi-fold doors to the garden via a terrace.

The first floor has the main bedroom with ensuite shower room and a large walk-in wardrobe. There are four further bedrooms, two with ensuite shower rooms and a large family bathroom. The top floor has a study with eaves storage as well as a bedroom with storage.

The gardens are exceptional and provide year-round colour. They have been lovingly created by the present owners and are open to the public as part of the National Gardens Scheme. They are approached via a wisteria walk and comprise a mixture of lawns with very well-stocked herbaceous borders. There are a number of fine trees, including horse chestnut and a large acer. There is an ornamental pond, a large decked area, and a Woodpecker garden room/greenhouse with a vegetable area at the front. The front the garden is laid to lawn, with borders of spring flowers and summer dahlias, with parking for up to four cars on the drive. There is a double garage which is accessed from the kitchen and has electric doors, and is well fitted with a sink, racking and storage. There is an electric car charging point.







## 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 of Oxford. Much of the area lies within a Conservation Area, with a well-patronised village shop, a public house and two hotels. The Thames is a short walk away, and the towpath takes you all the way to central Oxford. The city with its famous University, its shops and its excellent schools, is easily accessible by car, bus and bicycle.

Oxford city centre 2 miles, Oxford mainline train station (services to London Paddington in 49 minutes) 2.5 miles, Oxford Parkway train station (services to London Marylebone in 65 minutes) 5.8 miles (all times and distances are approximate)













Approximate Gross Internal Area (Including Garage & Excluding Void)

Ground Floor = 133.8 sq m / 1,440 sq ft

First Floor = 133.0 sq m / 1,432 sq ft

Second Floor = 68.0 sq m / 732 sq ft

Total = 334.8 sq m / 3,604 sq ft



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.



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