



Iffley Turn, Oxford

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## Versatile and modern townhouse.

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Benefitting from a walk-out terrace from the first floor and set on the edge of Iffley Village.



**Guide price:** 875,000

**Tenure:** Available freehold

**Local authority:** Oxford City

**Council tax band:** F





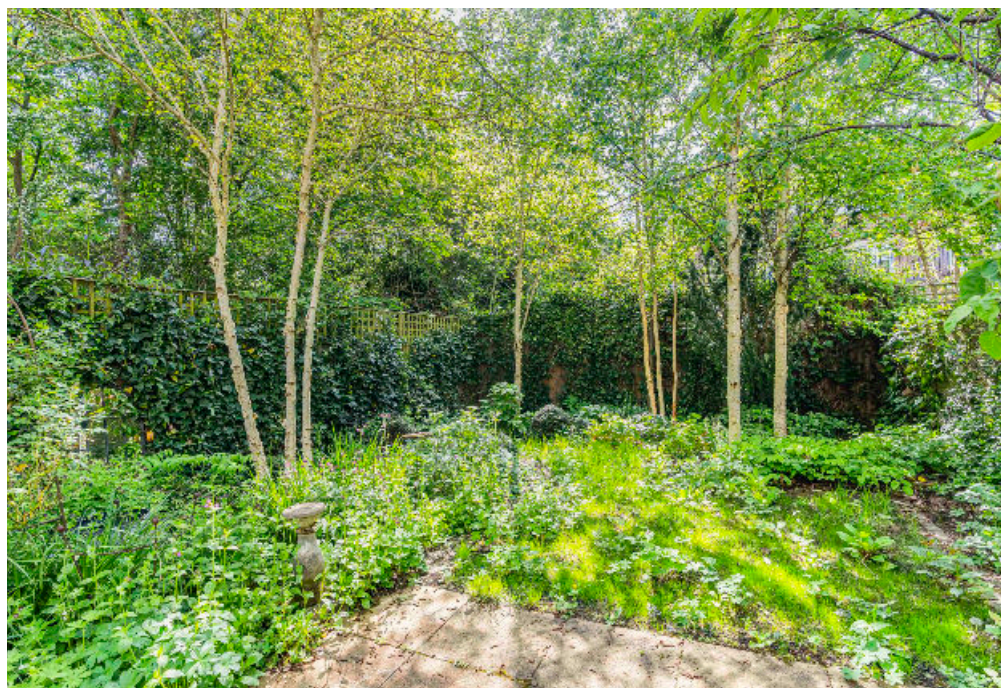


## The Property

The ground floor comprises an entrance hall, WC, and a wonderful open-plan kitchen diner perfect for entertaining with a separate garage/utility room. On the first floor is an impressive en suite principal bedroom with built-in wardrobes and a light and airy sitting room with a walk-out balcony overlooking the garden and mature trees. On the second floor is another en suite bedroom with built-in storage, a family bathroom and two further bedrooms. To the front of the house is a small planting area and space for parking; to the rear is a mature garden with side access.







## Location

Iffley Turn is c. two miles from the city centre and is on the doorstep of Iffley Village with its leafy roads, varied architecture and active community, making it a truly unique suburb within the city. The village has a well-patronized village shop, a public house and two hotels. The Thames is a short distance away, and the delightful towpath walk by the University boathouses 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. There are various amenities within one mile of the property, such as supermarkets, restaurants, cafes and bars. The famous University Sports Ground, where Roger Bannister ran the first four-minute mile in 1954, is also within easy reach. The property is well located for some of the City's most sought-after schools, such as Magdalen College School, Headington School and Rye St Antony.

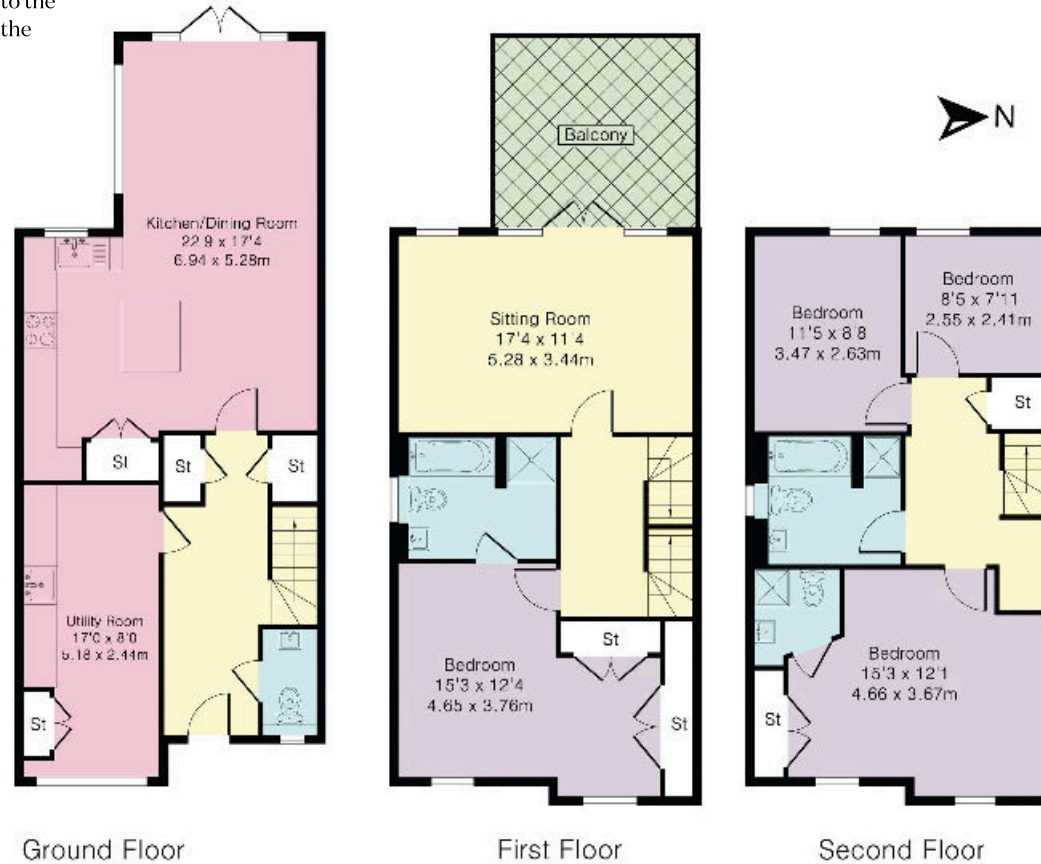
Approximate Gross Internal Area 1774 sq ft – 165 sq m

Ground Floor Area 650 sq ft – 61 sq m

First Floor Area 562 sq ft – 52 sq m

Second Floor Area 562 sq ft – 52 sq m

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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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