



Maywood Road

Iffley Village, Oxford





Versatile and modern townhouse with two off street parking spaces offering generous accommodation over three floors with a south facing garden. Set within in the City on the edge of Iffley Village close to the countryside walks, shops and transport links.



Summary of accommodation

Main House

Ground floor: Kitchen/dining room | Sitting room | Utility room | WC

First floor: Lounge | Bedroom with a dressing room and en suite

Second floor: Three further bedrooms, one with an en suite | Family bathroom

Garden and Grounds

Summer house

Situation

Times and distances are approximate.

Maywood Road 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-patronised village shop, a public house and two hotels. The Thames is a short distance away and the delightful tow path 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.



The Property

The ground floor comprises an entrance hall, WC, an open plan kitchen diner looking over the garden perfect for entertaining with separate utility room and sitting room. To the first floor is an impressive ensuite principal bedroom with dressing room and a light and airy lounge with two Juliet balconies overlooking the south facing garden.

Set within the City on the edge of Iffley Village close to countryside walks, shops and transport links. To the second floor is another ensuite bedroom, family bathroom and two further bedrooms.





FLOOR PLAN

Approximate Gross Internal Floor Area

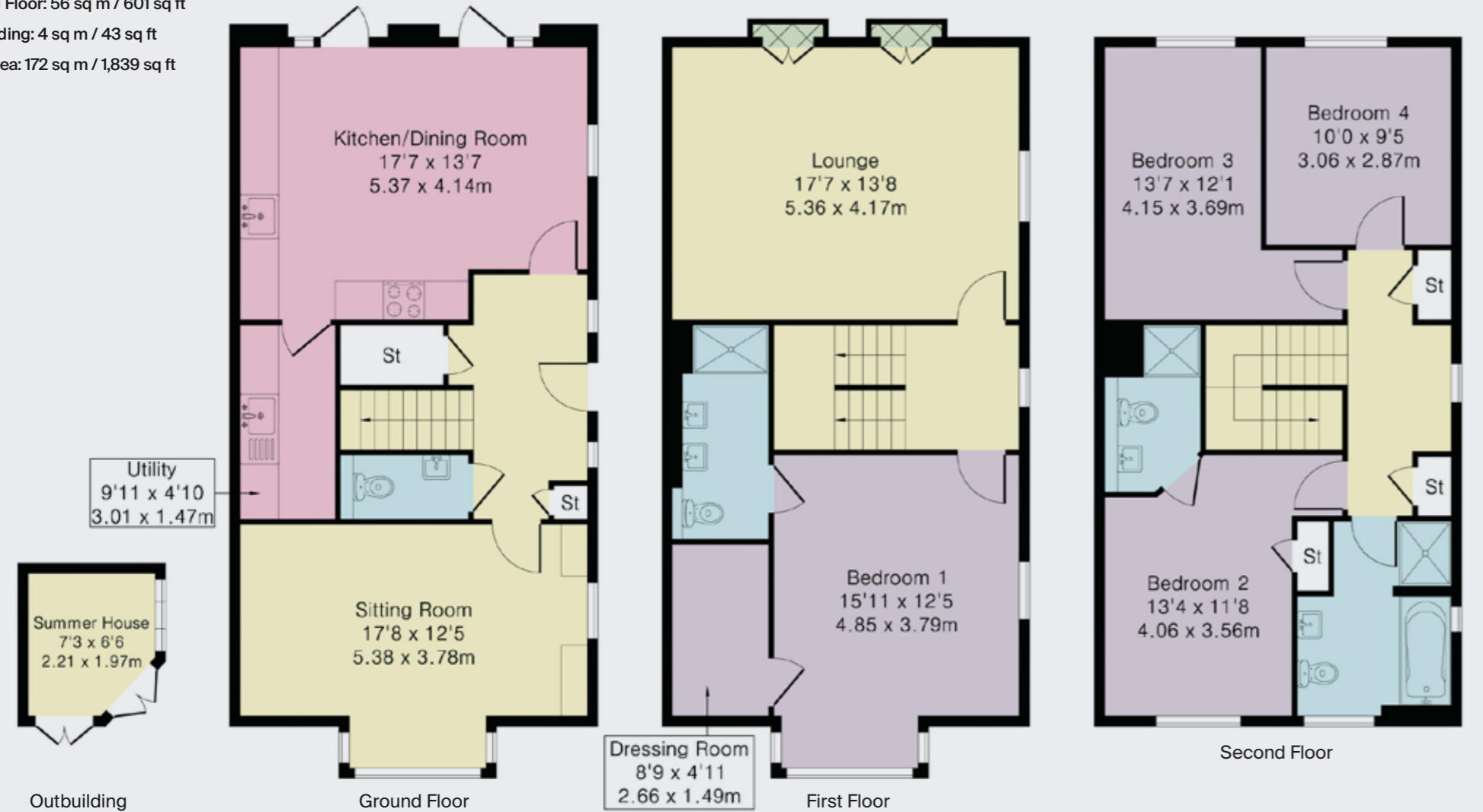
Ground Floor: 58 sq m / 619 sq ft

First Floor: 619 sq m / 58 sq ft

Second Floor: 56 sq m / 601 sq ft

Outbuilding: 4 sq m / 43 sq ft

Total Area: 172 sq m / 1,839 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.

PROPERTY INFORMATION



Outside

There are two parking spaces, to the rear is a landscaped garden and Summertown with tranquil views over the pond and water feature.

Property Information

Tenure:
Freehold.

Council Tax Band:
F

EPC:
C

Agent's Note:

Some of the imagery uses CGI furnishings.

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: November 2024. Photographs dated: November 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.