



MILL LANE
Iffley Village, Oxford



A CHARMING GRADE II LISTED COTTAGE WITH RIVER FRONTAGE AND GARDENS OF 0.55 ACRES.

The property enjoys an attractive location within the village and has
wonderful gardens which adjoin the River Thames.



Local Authority: Oxford City Council
Council Tax band: G
Listed: Grade II
Property Area: 2,902 sq ft
Land Area: 0.55 acres



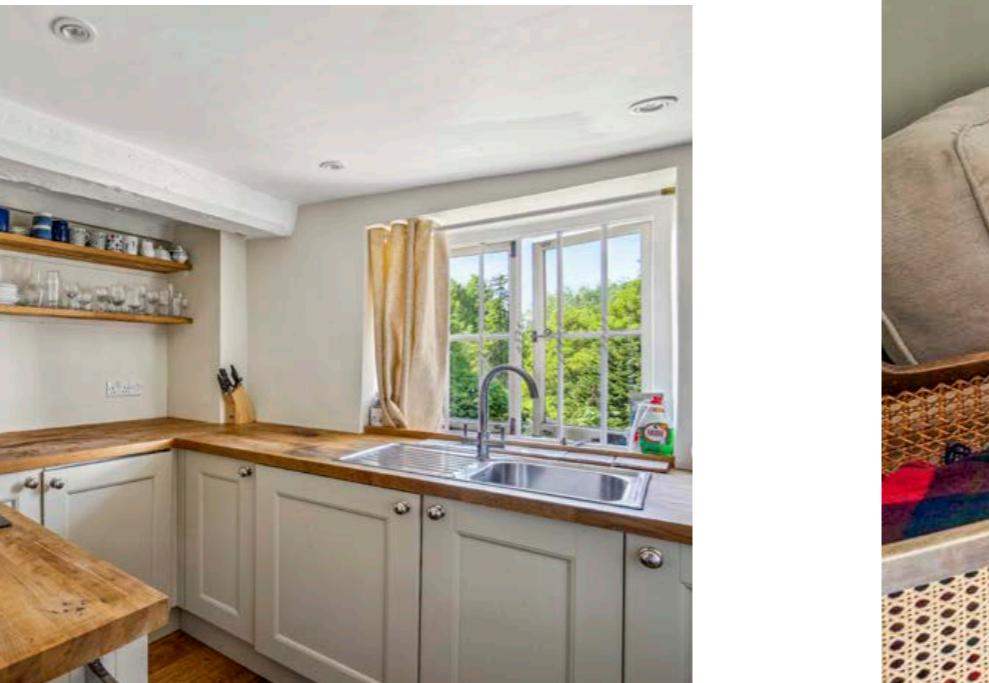
LOCATION

The property lies in Mill Lane in this sought-after part of the city. Much of Iffley Village is a Conservation Area and characterised by a blend of a period houses, with a well-patronised village shop, a public house, a beautiful Norman church and two hotels.

The Thames is a short walk away at Iffley Lock and the towpath takes you all the way to central Oxford, passing a riverside pub and a music venue, with its famous University, its shops and its schools, which are accessible by car, bus and bicycle.

The village is well placed for communications, with junction 8 of the M40 and access via the southbound ring road and the A40. A few miles this side of junction 8 is the Redbridge Park and Ride, which has a frequent coach service to London. There are frequent train services from either Oxford, Didcot or Oxford Parkway.

Oxford city centre is less than two miles away, and the property is well placed for all the popular Oxford schools.



DESCRIPTION

The property enjoys an attractive location within the village and has wonderful gardens which adjoin the River Thames. The property is believed to date from the early 17th century. It was remodelled and restored in 1890 and sympathetically extended in the 1960s; it comprises two cottages knocked into one with separate gas & electric supplies. Internally, there is accommodation over two floors and there is considerable period detail with an Inglenook fireplace, wooden floors and exposed beams. The thatch was replaced in 2015, all the bathrooms have been updated and the present owners have carried out ongoing decorative maintenance.

The front door opens into the dining room with an inglenook fireplace and there are double doors to the kitchen/breakfast room, which is fitted with a range of wall and base units. Off the kitchen is the utility room with a door to the yard. From the hall/dining room, there are steps down to the drawing room with an open fireplace and two pairs of French doors to the garden.

From the dining room, there is an inner hall with a secondary kitchen and steps down to the sitting room/study with fitted bookshelves on either side of the fireplace and windows to both front and rear. There is also a WC on this floor.

There are two separate staircases to the first floor with the main stairs off the dining room leading to the landing with the main bedroom with en suite bathroom at the rear and overlooking the garden. There are two further bedrooms on this side with a family bathroom. The second stairs rise from the inner hall and lead to the landing where there are two bedrooms with a bathroom.





OUTSIDE

The gardens are most attractive and lie to the rear and slope gently down from the terrace. From the terrace, there are lovely views and it makes an ideal outside dining area. There are steps down to the formal gardens with lawn, summer house (with electricity) and well-stocked herbaceous borders together with a range of specimen trees. Leaving the formal garden there is a stream with a footbridge and the water meadows are beyond leading down to the river.

There is a garage with off street parking to the front.



Approximate Gross Internal Area
 Ground Floor = 142.6 sq m / 1,535 sq ft
 First Floor = 127.0 sq m / 1,367 sq ft
 Garage = 26.9 sq m / 289 sq ft
 Total = 296.5 sq m / 3,191 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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