



<image>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ormis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

First Floor

ImpoRTBUT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars to not constitute part of an ofter or contract: ii) all descriptions, climensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the taxt, photographs and plans are guidelines only and are not necessary planning, comprehensive. Any reference to alterations to, or use of, any part of the property does not meesa at any envices, equipment or use and other consents have been obtained and Penny & Sinclair have not tested any services, equipment or building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or polining regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or beinding regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or other section or other consents provided them in good working opinion of the author and whilst given in good candition or otherwise. Iv) the descriptions provided them in represent the becilities. M buyer or lessee multi the property is in good condition or otherwise. Iv) the descriptions provided them in represent the desiminations are the author and whilst given in good condition or otherwise. Iv) the descriptions provided them in present the activities. M buyer or lessee multi be property is in good condition or otherwise. Iv) the descriptions provided them in good working opinion of the author and whilst given in good condition or otherwise. Ivo the activitions provided them in represent the becilities. A buyer or lessee multi be property in the provided them in good working opinion of the author and whilst given in good condition or otherwise. Ivo) the descriptions or whilet given in good c

Second Floor

Third Floor

01865 297555 1 - 4 The Plain, St Clements, Oxford OX4 1AS city.sales@pennyandsinclair.co.uk

Ground Floor



250 IFFLEY ROAD OXFORD, OX4 1SE



250 IFFLEY ROAD

A substantial Victorian detached house arranged over four floors with accommodation extending to c. 4456 sq ft. The property is currently run as a hotel and is presented in good order. Benefits include off street parking for four cars and an established south west facing rear garden.

Entrance Hall • Three Reception Room • Kitchen & Utility Room • Cellar • Ten Bedrooms • Nine Ensuite Facilities • Established South West Facing Garden • Off Street Parking •

DESCIPTION

A substantial Victorian detached house arranged over four floors with accommodation extending to c. 4456 sq ft. The property is currently run as a hotel and is presented in good order. Comprises, Lobby, entrance hall, three reception rooms, including a c. 33'5 family room, kitchen, utility room, bar, ten bedrooms, nine of which have ensuite facilities and a cellar. Benefits include off street parking for four cars and an established south west facing rear garden.

LOCATION

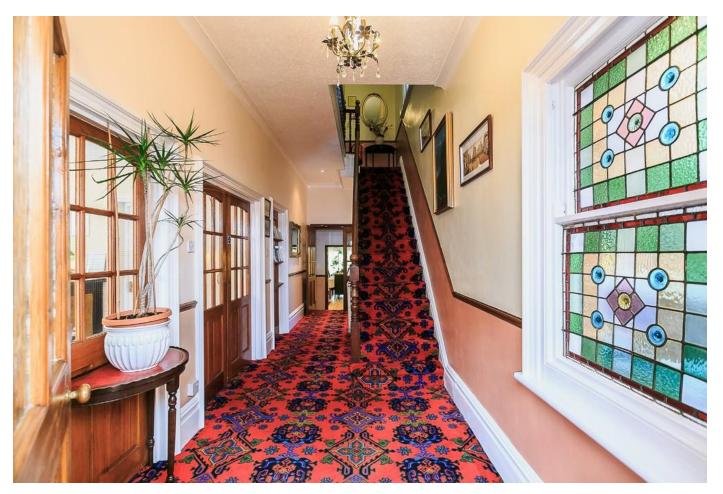
Iffley Road is located to the east of the city centre and this property is c. 1.2 miles distant. Oxford railway station is less than 2 miles away and there is also excellent access to the ring road and A/M40. The historic Roger Bannister Running Track is a short walk away as is the renowned Magdalen Arms. There are a good range of shops and restaurants in St Clements and along Cowley Road.

DIRECTIONS

From our office on The Plain, proceed along the lffley Road. The property can be found on the right hand side almost opposite The Magdalen Arms.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair who have seen the property in order that you do not make a wasted journey.









FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY

Oxford City Council Town Hall St Aldates Oxford OX1 1BX (01865) 249811

AGENTS NOTE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.

