



250 IFFLEY ROAD
OXFORD, OX4 1SE

**PENNY &
SINCLAIR**

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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 •

DESCRIPTION

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 Iffley 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.

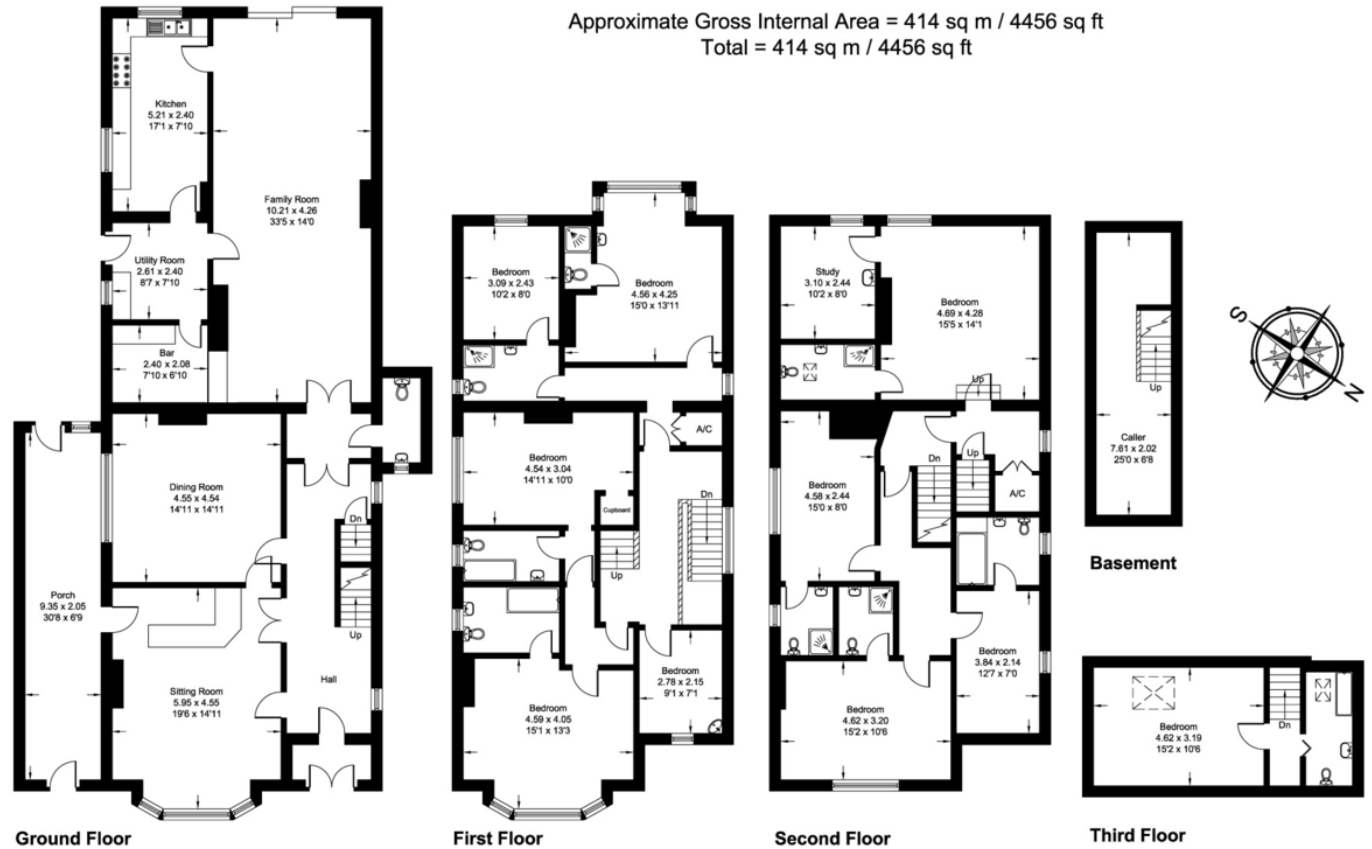
TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY

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





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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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