



THOMAS
MERRIFIELD
SALES LETTINGS

20 Vicarage Lane,
Oxford, OX1 4RQ

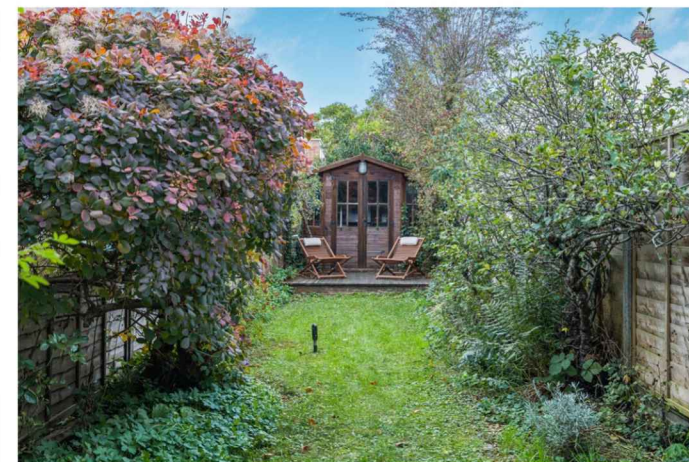
20 Vicarage Lane, Oxford, OX1 4RQ

A pretty Victorian terraced house located in a quiet no-through lane close to Abingdon Road and just one mile south of Carfax and the multiple attractions of Oxford city centre.

- Sitting room with original fireplace
- Kitchen/dining room with modern fitted units
- Rear lobby with boiler cupboard
- Smart modern bathroom with shower over the bath
- Two double bedrooms with original fireplaces
- Study room off the rear bedroom
- Gas-fired central heating and part double -glazing
- c.21m/70ft north-east facing rear garden with shed
- On-street permit parking and mature front garden
- Council Tax Band: C. EPC Rating: C

A very well-presented house with a great deal of charm and retaining a number of period features including cast-iron fireplaces, sash windows, timber panelling and polished floorboards. The rooms are light and bright and there are two good double bedrooms, one with a study off which could also be converted into an en-suite bathroom. There is a good size rear garden with paved sitting area, lawn, mature shrubs and a timber summerhouse/shed with power. There is a very smart modern bathroom, compact fitted kitchen, gas-fired central heating and part double-glazing. Vicarage Lane is very quiet with no passing traffic but resident permit parking rights. Mains gas, electricity, water and drainage are connected. According to Ofcom.org.uk, Superfast and Ultrafast broadband is available and mobile and data signals are good outdoors and variable in-home.

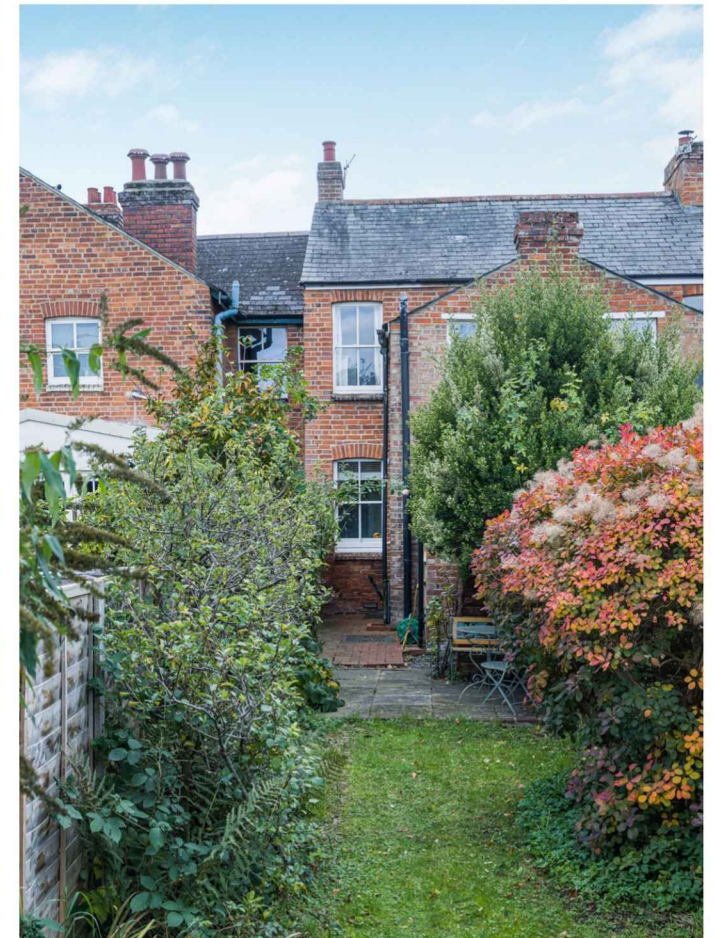
Guide Price £450,000 Freehold





According to Gov.uk the property is in an area at High Risk of flooding from rivers, however, we understand that in our clients ownership since 2013 and the previous owner from 2007 the property has not flooded.

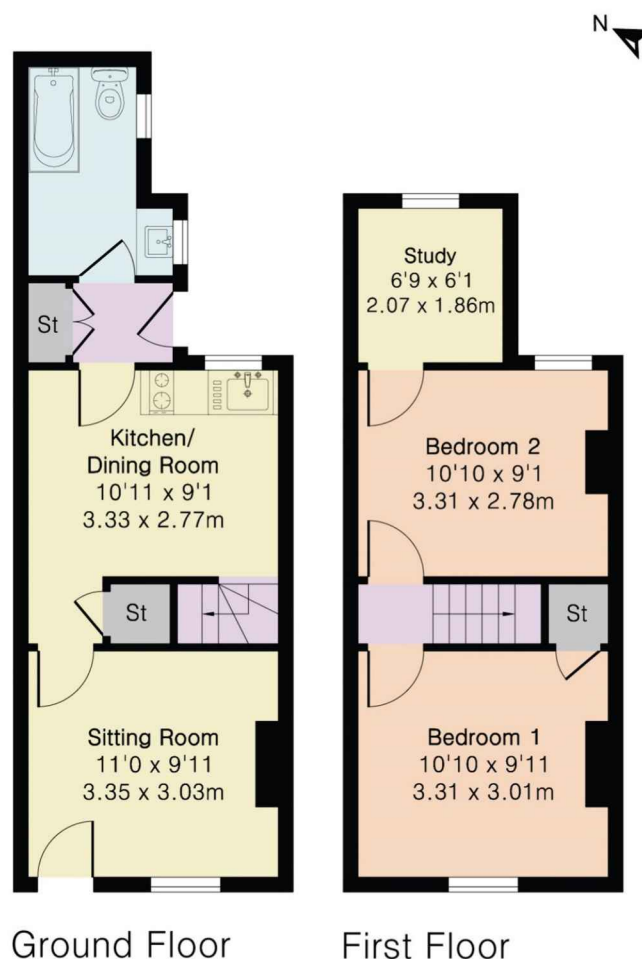
This part of Hinksey is located just south of Hinksey Park, with its heated outdoor pool, children's playground and duckpond. There is a cycleway into central Oxford and along the River Thames to Oxford Railway Station (London Paddington 50 minutes) and rural walks to South Hinksey village, Hogacre Common, Grandpont Nature Park and the Thames towpath. Abingdon Road connects to the Southern By-pass a mile to the south connecting to the A34 and A40/M40.



Approximate Gross Internal Area 611 sq ft - 57 sq m

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 291 sq ft – 27 sq m



Ground Floor

First Floor