





Property Description

The entrance hallway provides access to an open-plan lounge/diner. From the lounge/diner, there is access to the kitchen, which leads to a store room/study at the front and a utility room at the rear, with a door leading to the garden.

Stairs from the hallway lead to the first floor, where there are three bedrooms, two of which include built-in cupboards, along with a separate WC and a wet room.

Externally, the property benefits from driveway parking to the front and a south-east facing rear garden.

Rose Hill is a well-connected residential area offering convenient access to local amenities, including shops, schools, and frequent bus services into Oxford city centre. The area benefits from its proximity to the Eastern Bypass, providing excellent transport links for commuters. Rose Hill is also close to Iffley Lock, where scenic walks along the River Thames can be enjoyed. The community is served by several local schools, making it an ideal location for families.



Lounge/Diner

20' 11" max x 17' 3" max (6.38m max x 5.26m max)

Kitchen

9' 6" max x 6' 10" max (2.90m max x 2.08m max)

Bedroom 1

13' 9" max x 8' 10" max (4.19m max x 2.69m max)

Bedroom 2

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Bedroom 3

8' 9" max x 6' 9" max (2.67m max x 2.06m max)

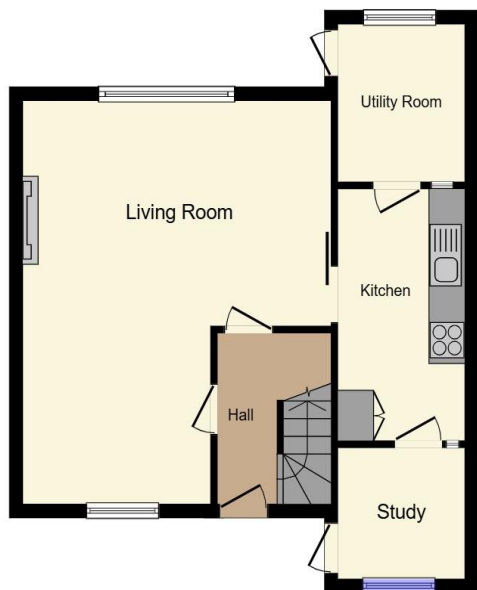
Utility Room

8' 1" max x 6' 11" max (2.46m max x 2.11m max)

Study/Store Room

6' 11" max x 6' 9" max (2.11m max x 2.06m max)





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Band: B

Tenure: Freehold

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