



Connells

Henley Road
Sandford-on-Thames OXFORD



Property Description

The ground floor accommodation comprises a kitchen, a dining room, a living room with double doors leading into a conservatory with access to the garden and a ground floor bathroom.

The first floor consists of three bedrooms, two of which have built-in cupboards, with the main bedroom benefiting from an en-suite shower room.

Externally, there is a garden to the front and a mature tiered garden to the rear, which includes a patio area.

Sandford-on-Thames is a village located approximately three miles south of Oxford, positioned alongside the River Thames. The village has a local convenience store, a parish church, and a well-known public house with riverside access. Public transport services operate through the village, providing regular bus links to Oxford city centre and surrounding areas. The river supports leisure activities including walking, cycling, boating, and rowing, with access to the Thames Path. Road connections are provided via nearby routes leading to the Oxford Eastern Bypass, the A34 and the Southern Bypass, offering access to major employment areas and the wider motorway network.

Living Room

9' 5" max x 12' 3" max (2.87m max x 3.73m max)

Dining Room

12' max x 10' 11" max (3.66m max x 3.33m max)

Kitchen

7' 9" max x 12' max (2.36m max x 3.66m max)

Conservatory

9' 3" max x 7' 3" max (2.82m max x 2.21m max)

Bedroom 1

12' 3" max x 9' 3" max (3.73m max x 2.82m max)

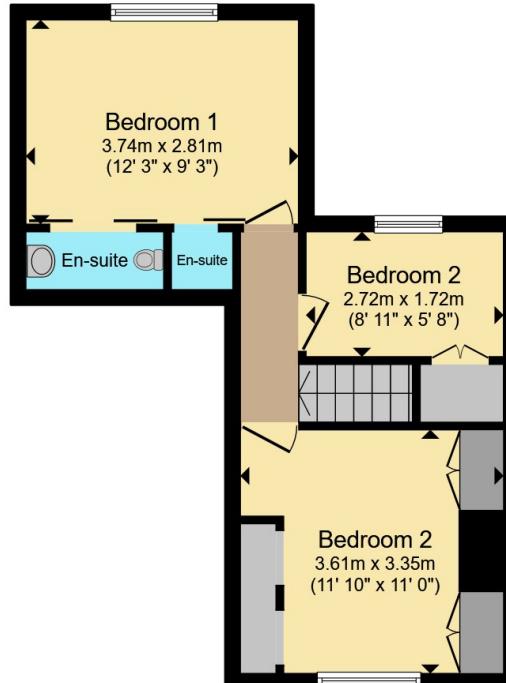
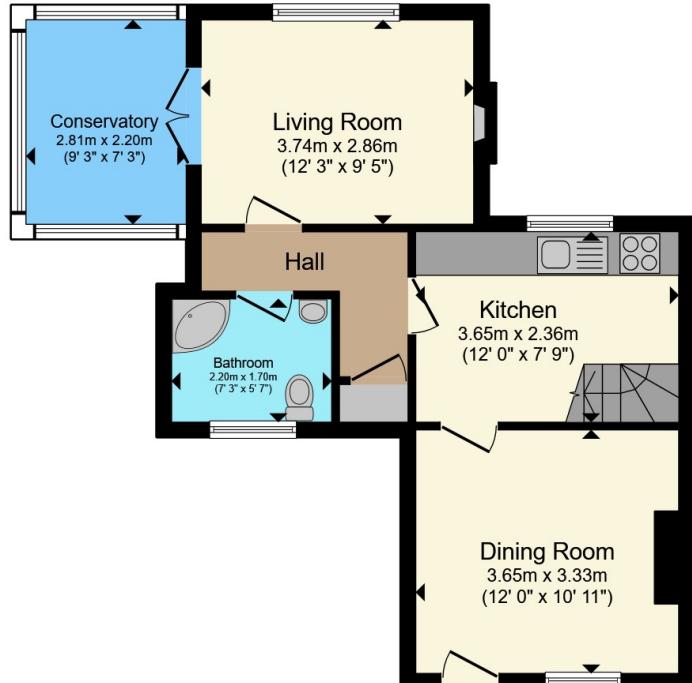
Bedroom 2

11' 10" max x 11' max (3.61m max x 3.35m max)

Bedroom 3

5' 8" max x 8' 11" max (1.73m max x 2.72m max)





Total floor area 83.1 m² (894 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: D

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Tenure: Freehold



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