

Cracknell Cottage Rose Hill, Oxford OX4 4HS



welcome to

Cracknell Cottage Rose Hill, Oxford

Four bedroom period COTTAGE. This once two separated properties has been previously combined to create this spacious home situated on Iffley boarders with a well presented rear garden and ample parking.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Entrance Hall

Downstairs Shower Room

8' 1" x 7' 3" (2.46m x 2.21m)

Front Sitting Room

13' 1" x 11' 9" (3.99m x 3.58m)

Dining Room

11' 7" x 10' 9" (3.53m x 3.28m)

Reception Room Three

8' 8" x 7' 2" (2.64m x 2.18m)

Kitchen/ Diner

17' 6" x 9' 1" (5.33m x 2.77m)

Reception Room Four

Landing One

Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)

Bedroom Two

10' 1" x 9' 10" (3.07m x 3.00m)

Bathroom One

8' 1" x 7' 5" (2.46m x 2.26m)

Landing Two

Bedroom Three

12' 3" x 10' 6" (3.73m x 3.20m)

Bedroom Four

9' 2" x 7' 7" (2.79m x 2.31m)

Bathroom Two

7' 5" x 6' 4" (2.26m x 1.93m)

Rear Garden

Double Garage

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- Period Cottage
- Beautifully Presented Rear Garden
- Double Garage
- Additional Parking
- Central Location

Tenure: Freehold EPC Rating: F

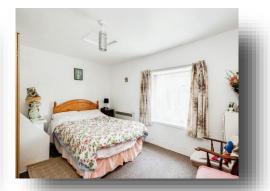
guide price

£600,000

Allen & Harris are proud to present this period cottage set in a central location on Iffley boarders, the cottage was formerly two separate cottages which have been joined together. This beautifully established cottage presents a spacious living environment with a front sitting room and an additional three other downstairs reception rooms, dining room, kitchen/diner, downstairs bathroom. The nature of this property provides two staircases leading up to the first floor of the property which leads to the landings with doors off to the four generous sized bedrooms and a further two bathrooms.

Externally the property offers an extensive patio area which leads to steps up to a well-tended and well established beautifully presented rear garden. The garden has a path way leading to the double garage with a double width driveway and additional parking for several cars.









Please note the marker reflects the postcode not the actual property

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Property Ref: RSH105679 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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