



Henley Road, Sandford-on-Thames





Over 2000sqft of stylish accommodations, including a detached home office/studio.

Exceptional and substantial extended family home located on the edge of the City.



Guide price: £725,000

Tenure: Available freehold

Local authority: South Oxfordshire

Council tax band: C



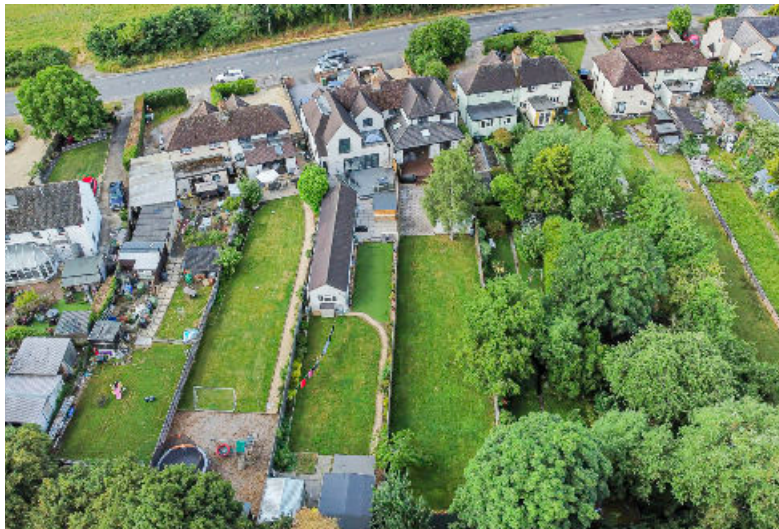


The Property

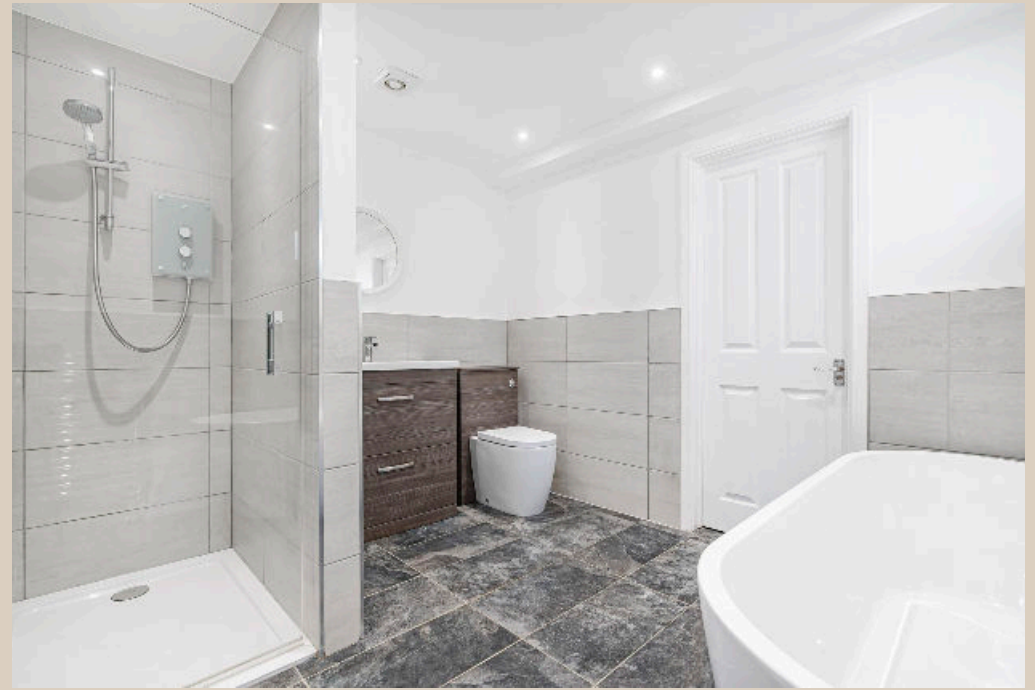
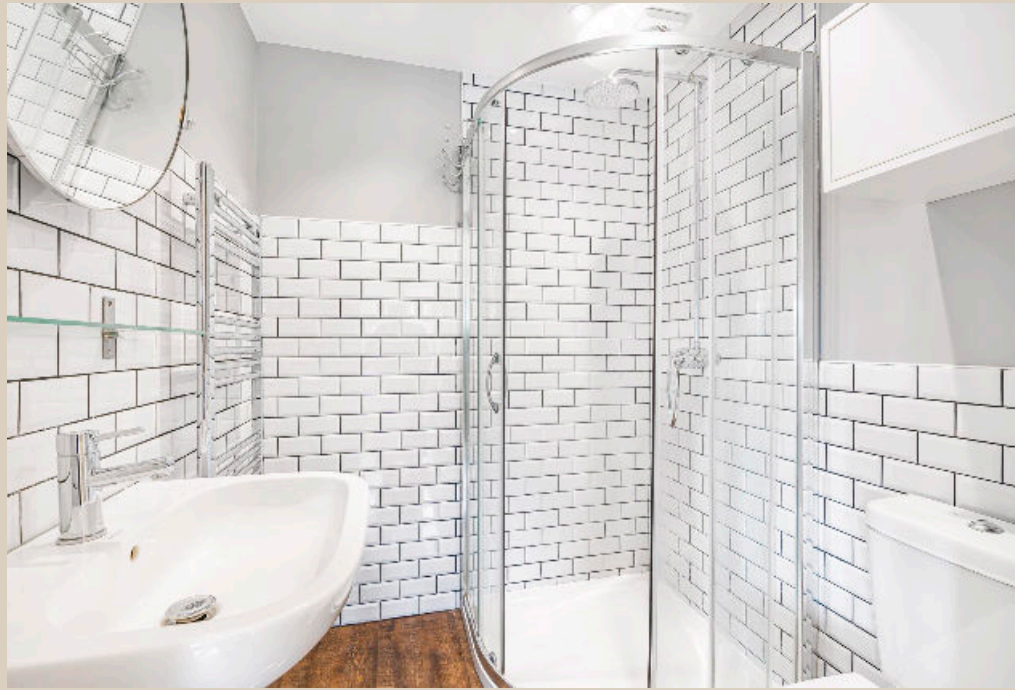
This beautiful home is well-proportioned throughout and is arranged over two floors. On the ground floor is an entrance lobby, front sitting room/bedroom, utility room, bathroom, snug and an impressive open plan kitchen/dining room with aluminum bifold doors opening up onto the rear garden. The secondary front access to the utility allows those with muddy children and pets to go directly into the bathroom on the ground floor without going through the main house.

On the first floor are four double bedrooms and two bathrooms.

There is parking for several cars to the front of the property, and to the rear is a large timber decking area, a detached studio/office and a large lawn area.







Location

Sandford on Thames is a sought-after village located on the edge of the City. The village offers a range of amenities, including a community shop, village hall, two pubs and a hotel. The property is close to Sandford Lock which provides access to beautiful riverside walks and cycle rides into Oxford and Abingdon. As well as being close to Oxford, the property is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford Parkway, Oxford Centre and Didcot mainline stations are all within easy reach with fast services to London Marylebone and Paddington. Oxford and Abingdon provide major supermarkets, shopping, recreational and sports facilities. There is an excellent choice of schools in the area, including Chandlings, The Manor, St Helen's and St Katharine's, Magdalen College School, Radley College, Cothill, Abingdon School, Headington School, St Edward's, St Hugh's, Oxford High School and The Dragon.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

Approximate Gross Internal Area 2123 sq ft – 197 sq m
 Ground Floor Area 1074 sq ft – 100 sq m
 First Floor Area 745 sq ft – 69 sq m
 Outbuilding Area 304 sq ft – 28 sq m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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