

An aerial photograph of a residential development in Oxford, UK. The scene is dominated by a large, curved stone bridge (Folly Bridge) crossing the River Cherwell. On the left bank, a row of traditional stone cottages with dark roofs is visible. In the foreground, a prominent white building with a grey roof and a blue glass extension is situated on a small island. To its right, a tall, brick tower with a crenellated top stands out. The background shows a dense urban area with various buildings, including a large, ornate church with a tall spire. The sky is blue with scattered white clouds.

Swan Cottage, Folly Bridge, Central Oxford, OX1

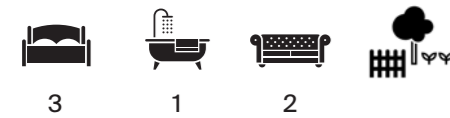
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# Offering an unparalleled waterfront living experience in the picturesque setting of Central Oxford.

## Description

Enjoying the best of both worlds – occupying a beautiful peaceful setting in a historic City surrounded by water with gorgeous views yet with all of the amenities of the City on the doorstep.

A truly unique home with over two thousand square feet of accommodation arranged over two floors also comes with a triple garage. Enjoying spectacular views, the property is surrounded on the North, South and West by the Thames. Every room of the house benefits from the views. Outside is garden accessed from the sitting/dining room, this is the perfect place to take in the views watching as the boats pass. There is also a raised terrace ideal for al fresco dining accessed from the first floor. Catering to the needs of those in pursuit both the elegant simplicity of a lifestyle by the water, and the amenities this Historic City has to offer. There is a large area accessed from the garden for mooring.



## Location

The house is within easy walking distance to the town centre and most Oxford colleges. There is access from the Abingdon Road to Christchurch Meadow. Oxford city centre boasts a vast amount of amenities, most notable of which include the Westgate shopping centre, M&S, Waitrose and Sainsbury's supermarkets, Oxford's famous Covered Market, and several gyms/health clubs. There is also a wide range of pubs, bars, restaurants and cinemas to choose from. There are also lots of wonderful walks within easy reach, including river and canal side walks leading north or south of the city, Christchurch meadows, Oxford University Parks, Port Meadow, and Oxpens Meadow leading towards North Hinksey to name just a few of the highlights. Oxford has a wide variety of cultural attractions, including the Ashmolean, Pitt Rivers and Modern Art.







## Property information

EPC: C

Tenure: Freehold

Council Tax Band: F

## Viewings

By appointment through sole selling agent Knight Frank.



### Approximate Gross Internal Floor Area

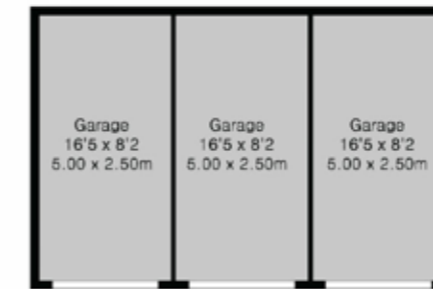
Ground floor = 132 sq m / 1,422 sq ft

First floor = 78 sq m / 839 sq ft

Garage = 38 sq m / 412 sq ft

Total area = 210 sq m / 2,261 sq ft

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.



Garage



Ground Floor



First Floor

**Knight Frank Oxford**

274 Banbury Road

Summertown

Oxford

OX2 7DY

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I would be delighted to tell you more

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