

Meadow Lane

Iffley Village, Oxfordshire



Rare opportunity to purchase a charming detached bungalow with off street parking, garden and garage in this highly sought after area.



Summary of accommodation

Main House

Hallway | Sitting/dining room | Kitchen | Conservatory | Bathroom| Three bedrooms | Garage

Outside

Gardens | Patio | Parking



Situation

Times and distances are approximate.

Iffley has retained a unique village feel despite being well within the city. Its leafy roads, varied architecture and active community make it a truly unique suburb of Oxford.



Much of the area, including part of Meadow Lane lies within a Conservation Area, with a well-patronised village shop, a public house and two hotels. The Thames is a short walk away, and the towpath takes you all the way to central Oxford. The city of Oxford is known worldwide for its beautiful and historical architecture, Universities and Hospitals.



The city is also well known for its excellent state and independent schools for all ages, including The Dragon, Oxford High School, Headington, Wychwood, Magdalen College School and St Edwards.



The House

Generous single storey accommodation approached off Meadow Lane through double wooden gates onto a driveway just two miles from the city centre and a short walk from the village shop and the River Thames. There is a large sitting/dining room with conservatory which overlooks the pretty enclosed garden. There is a kitchen, family bathroom and three bedrooms, and all enjoy excellent natural light. Bedroom one has built in storage and overlooks the garden.

The garage could potentially be converted into living space subject to necessary consents.



Property Information

Tenure: Freehold.

Local Authority: Oxford City Council

Council Tax: Band F

EPC Rating: C

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

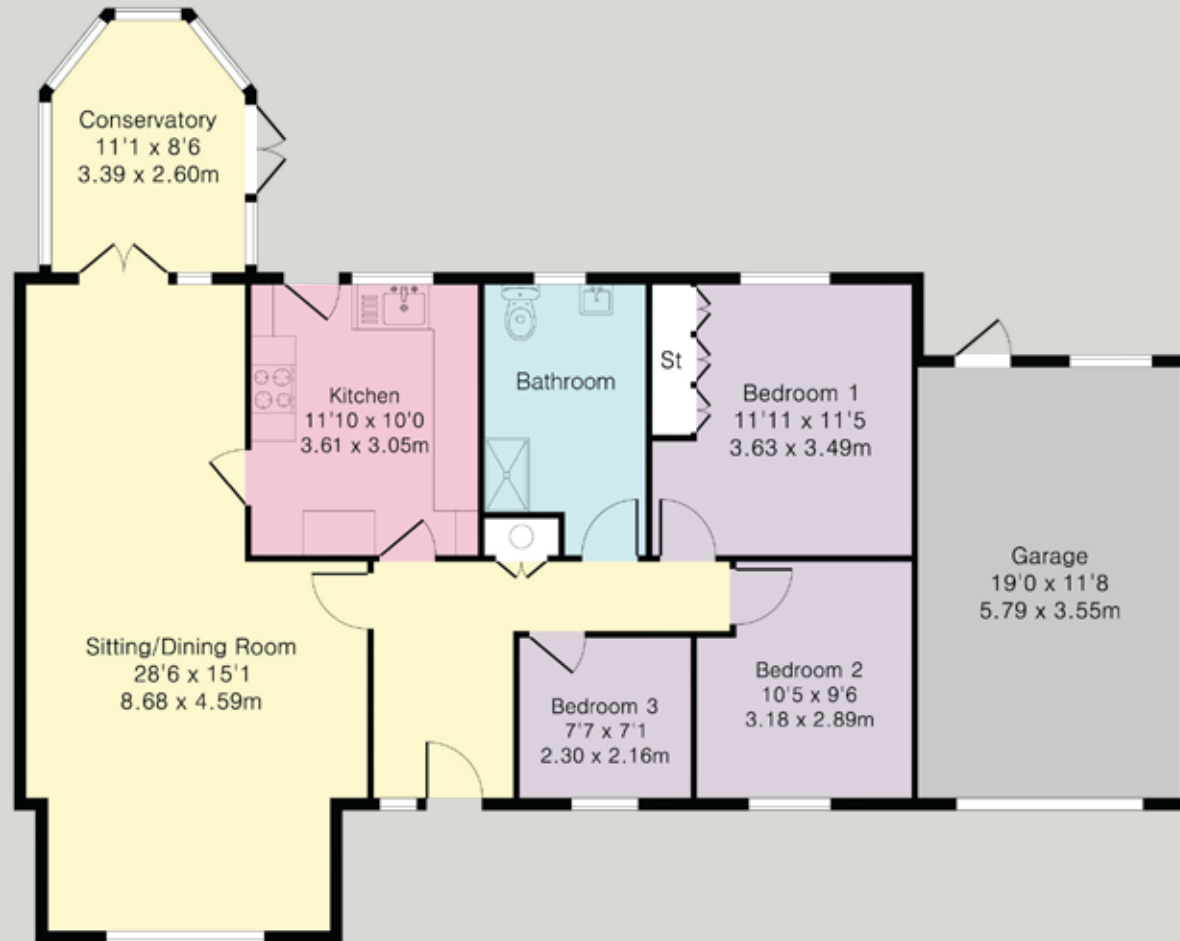


Approximate Gross Internal Floor Area

Main House: 97 sq.m / 1,047 sq.ft

Garage: 21 sq.m / 221 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.



Knight Frank
274 Banbury Road
Summertown
Oxford
OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
01865 264 862
oliver.saxton@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.