



Church Way, Iffley, Oxford

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# Spacious and light **detached** family home

Situated on the south side of a prime road in the highly sought after Iffley Village this home offers all the benefits of picturesque village life but with the convenience of being close to the City Centre and inside the ring road.

Offering versatile and extended accommodation of just over 2,000sqft across two floors comprising a double aspect sitting room, open plan double aspect kitchen/diner with separate utility room with W/C, study with vaulted ceiling, store room and garage. To the first floor there are four double bedrooms, two bathrooms and a full height first floor landing window. The principal bedroom has a walk-in dressing room and ensuite bathroom with separate bath and shower.

To the rear is a mature southerly facing garden, whilst to the front is off street parking.



**Guide price:** 1,250,000

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** F

Iffley Village has retained a unique village feel. Its leafy roads, varied architecture and active community make it a truly unique suburb within the city. The village has a well-patronised village shop, a public house and two hotels. The Thames is a short walk away. Oxford with its famous University, its shops and its schools, is easily accessible by car, bus and bicycle.







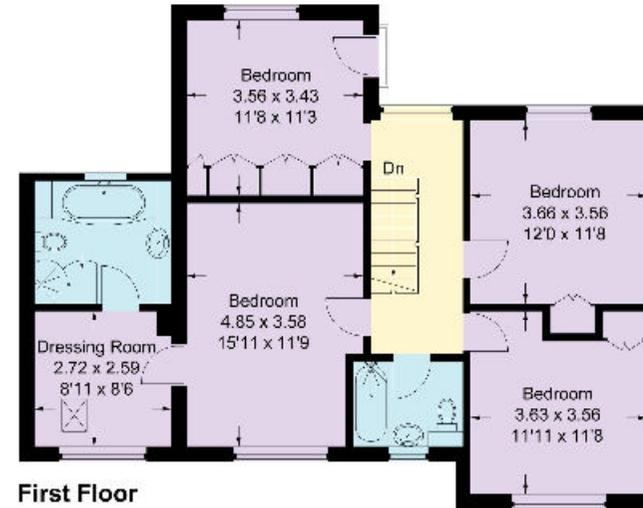
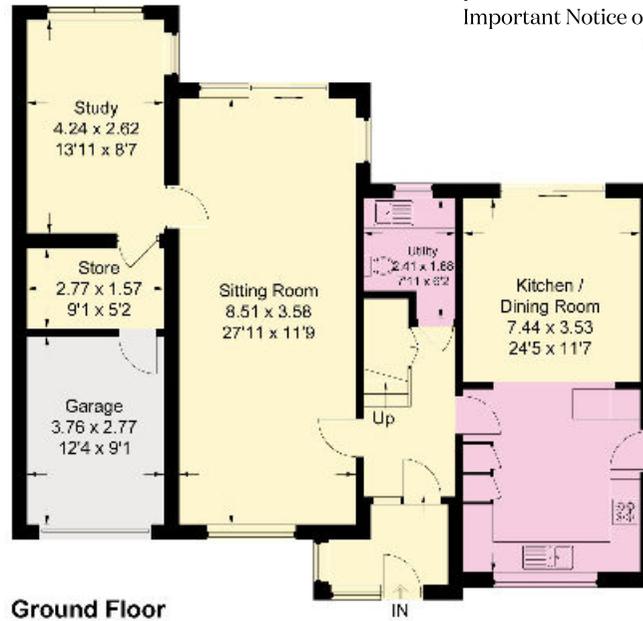




Approximate Gross Internal Area  
Ground Floor (Including Garage) = 105.0 sq m / 1,130 sq ft  
First Floor = 86.9 sq m / 935 sq ft  
Total = 191.9 sq m / 2,065 sq ft



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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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