






IFFLEY ROAD, OXFORD

OX4 1SE



A PRESTIGIOUS OXFORD RESIDENCE MODERNISED TO AN EXCEPTIONAL STANDARD.

An elegant and immaculate period home spanning just under 3000sqft, one of the finest examples of Oxford living situated close to Magdalen Bridge, Magdalen College, Headington Rye, Oxford University, a bus route to London and The Ellison Institute of Technology.

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Local Authority: Oxford City Council
Council Tax band: G
Tenure: Freehold

THE PROPERTY

There is a stunning landscaped south-east facing garden with separate studio, complemented by a delightful outdoor patio perfect for alfresco dining.

Inside, a beautiful modern extension that bathes the space in natural light, featuring full-height floor-to-ceiling windows, whilst original fireplaces and period features add warmth and character throughout. There is an exceptional principal suite with its own terrace that looks out over the gardens.





SITUATION

The bus stop on St Clements Street with a regular service to London/airports and the city centre. The picturesque South Park, Headington Hill and the University Parks are all within easy reach. Oxford, with its famous University, shops and schools, is easily accessible by foot, bus and bicycle. There are various amenities within one mile of the property, such as supermarkets, restaurants, cafes and bars. The famous University Sports Ground, where Roger Bannister ran the first four-minute mile in 1954 is also close by as well as some of the City's most sought-after schools such as Magdalen College, Headington Rye and New College.











Approximate Gross Internal Area = 2848 sq m / 265 sq ft
 Basement Area = 19 sq m / 200 sq ft
 Ground Floor Area = 115 sq m / 1238 sq ft
 First Floor Area = 88 sq m / 942 sq ft
 Second Floor Area = 43 sq m / 468 sq ft
 Outbuilding Area = 16 sq m / 175 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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