






CHURCH WAY

Iffley, Oxford



A WONDERFUL, CONVERTED BARN IN A PRIVATE SETTING WITH GARDENS DOWN TO THE RIVER THAMES.

Tucked away in a peaceful location off Church Way, this beautifully converted barn blends period charm with creative flair, offering light-filled and versatile living spaces across three floors.

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Local Authority: Oxford City Council
Council Tax band: E
Listed: Grade II

DESCRIPTION

The interiors are finished in a relaxed, bohemian style, complementing the building's original character—exposed beams, vaulted ceilings, and natural materials—all thoughtfully used to create a stylish yet timeless home. The ground floor features a striking vaulted sitting room with original timber framing and a sense of volume and flow. Floor-to-ceiling glazed doors provide a spectacular view and access to the terrace and garden. A well-appointed kitchen, ideal for entertaining, sits at the heart of the house, also with a view of the garden and with glazed doors on to the lower terrace. A pantry and a practical utility room add convenience.

There is a spacious ground floor bedroom with an en suite shower room and sauna, ideal for guests or as a principal bedroom suite. On the first floor, a galleried landing used as a study overlooks the living space below and leads to the principal bedroom with an en suite bathroom. A further shower room is also on this floor. Upstairs again to a charming additional bedroom on the third floor.







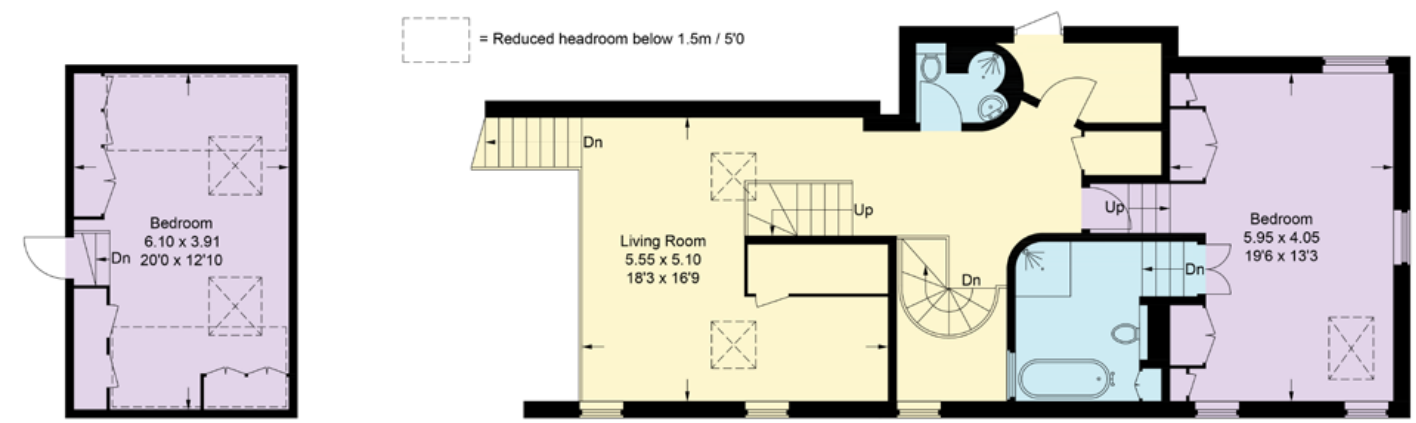
OUTSIDE

The barn is set within beautifully landscaped gardens and flanked by fine mature trees. It slopes gently down to a stream, and beyond this, a path meanders through the meadow, dotted with willow and hazel trees, to the river's edge. Here, there is a lovely raised decked area with views to Iffley Lock and the river. At the front of the barn is parking for 1-2 cars approached through wooden gates off Church Way.

LOCATION

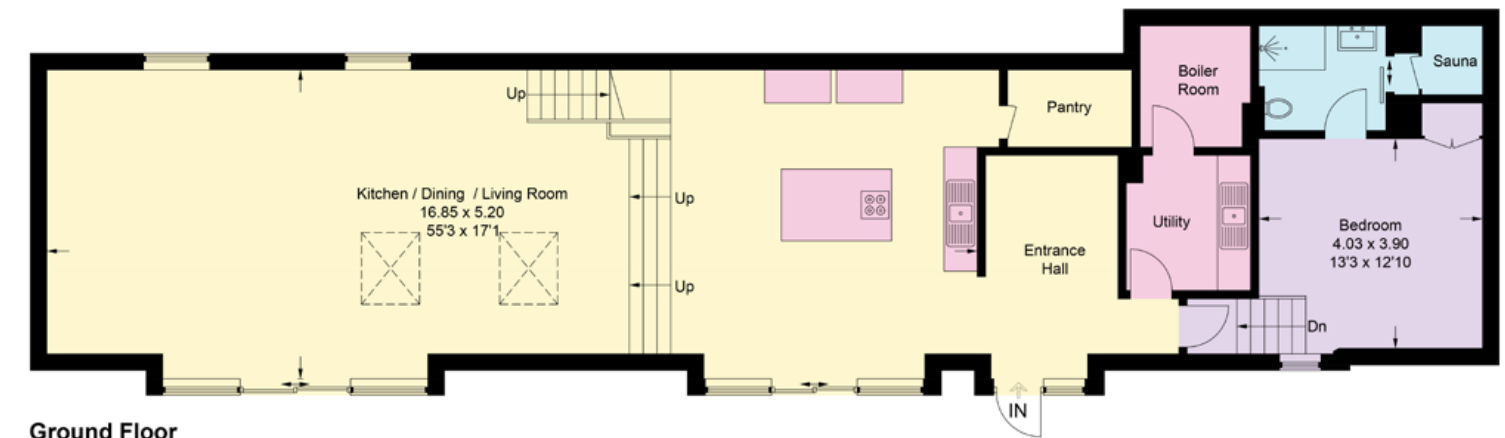
Iffley Village has retained a unique village feel despite being well within the city. Its leafy roads, varied architecture and active community make it a truly unique suburb of Oxford. Much of the area lies within a Conservation Area, with a well-patronised village shop, a public house and two hotels. The Thames is a short walk away, and the towpath takes you all the way to central Oxford.





Second Floor

First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 144.0 sq m / 1,550 sq ft
 First Floor = 86.6 sq m / 932 sq ft
 Second Floor = 23.8 sq m / 256 sq ft
 Total = 254.4 sq m / 2,738 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.

We would be delighted
to tell you more.

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