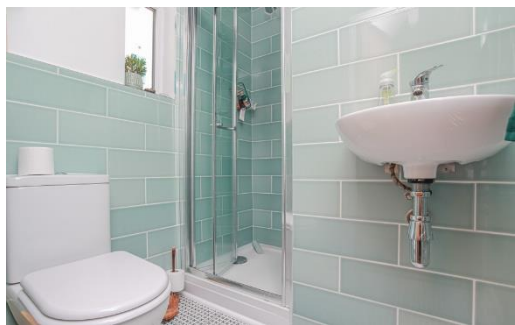




## Arthray Road, Botley, Oxford

Guide price £525,000



Freehold

- Sitting Room
- Kitchen/Dining Room
- Ground Floor Shower Room

- Family Room
- Utility Room
- First Floor Bathroom

**King & Woolley**  
Estate Agents and Surveyors

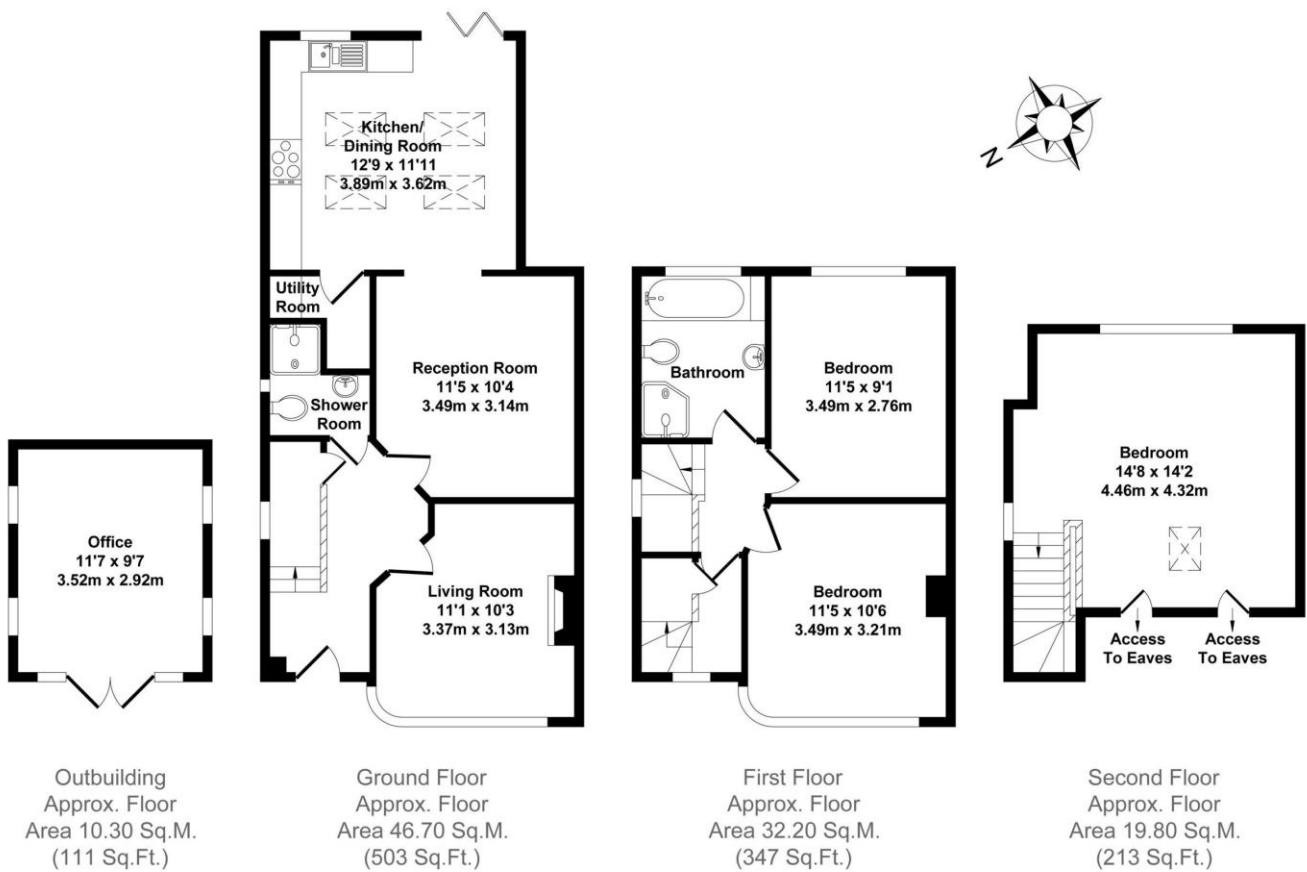
Email  
[chippingnorton@kingandwoolley.com](mailto:chippingnorton@kingandwoolley.com)

Phone  
01608 642111



This is a beautifully presented and imaginatively extended semi-detached house, quietly situated in this popular residential area in Botley. The accommodation is arranged over three floors and has extensive living accommodation for the growing family to include, on the ground floor, a separate sitting room, family room leading to a stunning vaulted kitchen/family/dining room opening out onto the rear garden. There is a ground floor shower room and utility room in addition. On the first floor there are two double bedrooms and a family bathroom. The loft has been converted to provide a further large master bedroom. Parking is provided at the front of the property. To the rear, there is an attractively landscaped rear garden and an insulated home office proving space to work from home if required.

Botley is a residential suburb of Oxford on the western side of the City and forms part of the North Hinksey parish. Popular with families and commuters the area gives good access to the A34 to all routes and is within 2 miles of Oxford Railway Station. Locally there is excellent primary and secondary schooling, a recently redeveloped shopping centre, a doctor's surgery and dentist.



All items illustrated on this plan are included in the "Total Approx Floor Area 1174 Sq.Ft. (109.0 Sq.M.)"



## King & Woolley

6 New Street  
 Chipping Norton  
 Oxfordshire  
 OX7 5LJ  
 01608 642111  
 chippingnorton@kingandwoolley.com

