



Beautiful 3 Bed Character Property

£575,000

Poplar Road, OX2 9LB



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Description



A substantial period home on a private road in one of the best positions in Botley.

The property has retained many of its charming period features with an abundance of characterful fireplaces, wood panelling and period tiling.



The accommodation benefits from an ally way to the side which is useful for side access but also has the added benefit of making the sitting room and the dining room non-adjointed. There is a delightful kitchen/breakfast room to the rear with solid wooden worktops and cupboards.



Over the next two floors, there is a stunning bathroom complete with feature fireplace and three double bedrooms with the room on the top floor benefiting from a kitchenette.

Outside there is an enclosed front garden and a substantial rear garden. The rear garden enjoys a large brick patio area, mature flower and shrub borders, a lawn and a useful detached outbuilding.



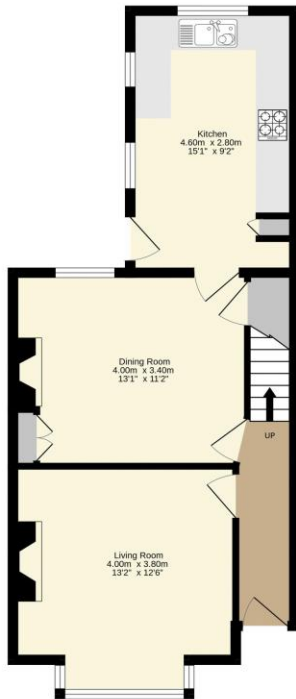
- Character Property
- Side Access to Garden

- Non-adjointed Living and Dining Room
- Loft Room with Kitchenette

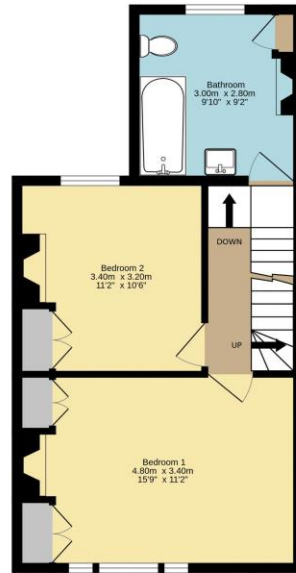
- Private Garden with Outbuilding
- Feature Fireplaces

Floorplan

Ground Floor
45.2 sq.m. (486 sq.ft.) approx.



1st Floor
39.8 sq.m. (428 sq.ft.) approx.



2nd Floor
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 113.4 sq.m. (1221 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

EPC
Current - D

Council Tax
The Property is in council tax band D.

Viewings
Viewings on this property are strictly through Alistair Redhouse Property Partners.

Handling Agent
Alistair Redhouse is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Alistair directly on the details on the next page and he will be happy to help.

Opening Hours
The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

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