



11 KEENE CLOSE

SANDFORD-ON-THAMES, OXFORD, OX4 4XB

**PENNY &
SINCLAIR**

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SANDFORD-ON-THAMES, OXFORD, OX4 4XB

A spacious detached four bedroom family house offering beautifully presented and versatile accommodation located at the end of a small close in this sought after village c. three miles from central Oxford.

DESCRIPTION

A spacious detached four bedroom family house offering beautifully presented and versatile accommodation located at the end of a small close in this sought after village three miles from central Oxford. Built in the 1990's and providing good-sized family accommodation with two reception rooms plus a small study, playroom/reception room. The sitting room has engineered oak flooring, a gas coal-effect fireplace and double doors to a dining room with patio doors to the garden. The kitchen has space for a dining table. There is a separate utility room with plumbing for a washing machine and dryer. The master bedroom has fitted wardrobes and a recent en-suite shower room with Vitra sanitaryware and Hansgrohe chromeware. There are three further bedrooms and a sleek family bathroom. There is driveway parking to the front of the house and a south-facing rear garden with large paved patio, lawn, a useful studio room with power and timber garden shed.

LOCATION

Sandford-on-Thames is a sought after village located five miles to the south east of Oxford city centre, with excellent links to the A34 and A40/M40. There is a regular bus service through the village into Oxford and the Science Park. The lock-side Kings Arms pub/restaurant is a couple of minutes' walk away, and within 10 minutes' walk of the house are the facilities at the Voco Hotel and an excellent Indian Restaurant. The Thames tow path allows for a direct cycle and walking route into Oxford and Abingdon, and there are many local public footpaths. The Sandford village hall, café community shop and Saturday market was opened in January 2015. The Village Hall is now a true 'Community Hub', an accessible meeting place for many different community groups.





DIRECTIONS

From The Plain, proceed along the Iffley Road. Continue up to the ring road. At the roundabout, proceed straight over signposted Littlemore & Sandford. At the mini roundabout turn right towards Sandford. Continue into the village. Turn left into Rock Farm Lane. Follow the roundabout into Keen Close and the property will be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

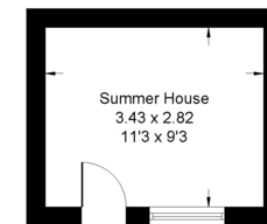
LOCAL AUTHORITY & COUNCIL TAX

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Telephone: 01491 823000
Council Tax Band D - £1961.76 for 2020/21

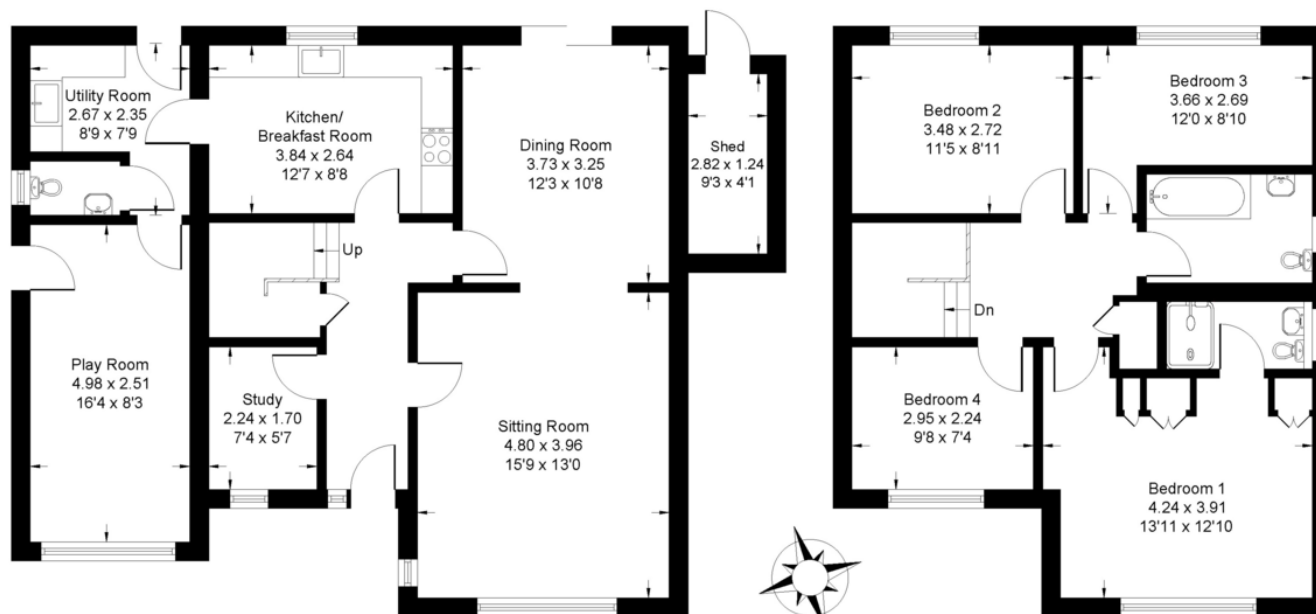




Approximate Gross Internal Area = 141.70 sq m / 1525 sq ft
 Outbuilding = 9.80 sq m / 105 sq ft
 Total = 151.50 sq m / 1630 sq ft



Summer House



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**PENNY &
SINCLAIR**

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