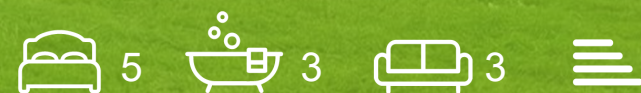
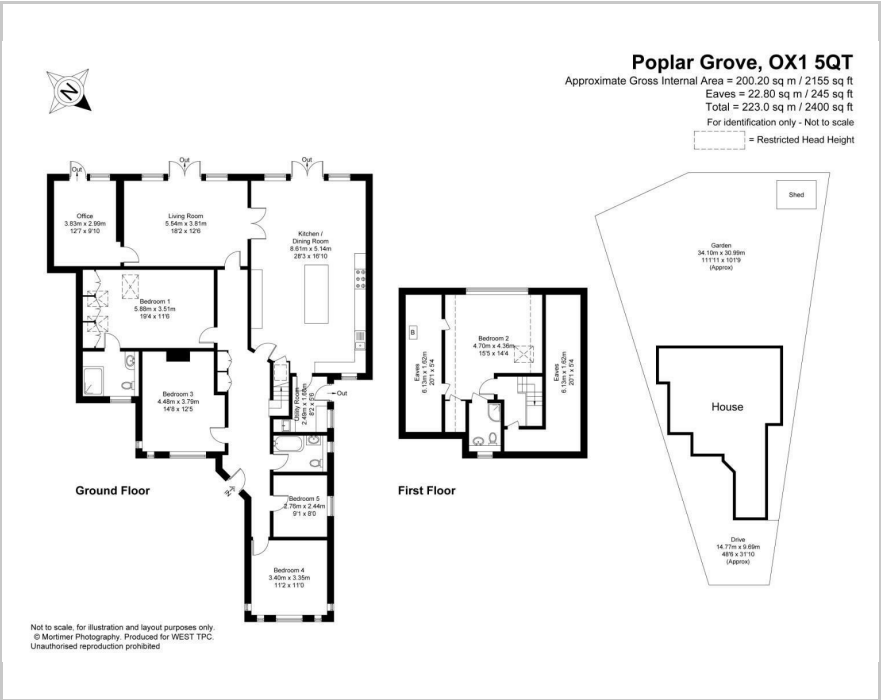




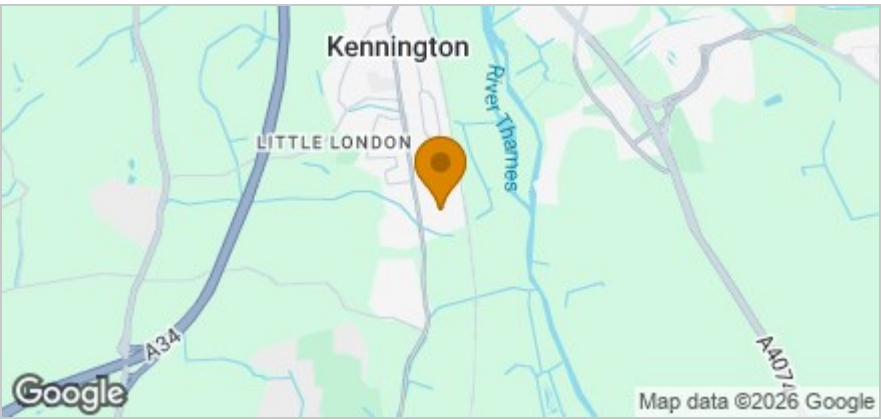
Poplar Lodge 198 Poplar Grove, Oxford, OX1 5QT
Guide Price £810,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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SET IN PRIVATE NEAR 0.3 ACRE GARDENS, A DETACHED MID 20th CENTURY LODGE STYLE HOUSE

Accommodation

- An intelligently extended 'lodge' style detached house
- Set in 0.29 acre gardens offering absolute privacy
- 3 reception rooms featuring an impressive 'social' kitchen space
- 5 Bedrooms of good scale
- 3 well appointed and refurbished bath / shower rooms.
- Internal space of over 2,000 sq ft
- Expansive forecourt driveway for multiple vehicles
- Village supermarket, a health centre and a popular pub / eatery
- Central Oxford c. 2.7 miles, Radley Stn c. 2.4 miles
- A34 c. 1.5 miles



From the Oxford ring road, head south into Kennington and continue on along the Kennington Road. Proceed past the Hungry Horse public house on your left and pass around the chicane and then follow the long straight (The Avenue) almost to the edge of the village and take the left hand turn in to Manor Grove and proceed to the 'T' junction with Poplar Grove and turn right and proceed to the crescent at the end and Poplar Lodge, No.198 is the building with cream rendered elevations opposite. WHAT3WORDS Co-ordinate: ///downfield looks tungsten

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			