

**FOR SALE**



**Augustine Way, Iffley**  
**Offers Over £785,000**

  
**MARTIN&CO**



# Augustine Way, Iffley

## Key Notes:

- Four Bedrooms
- Terrace overlooking Rear Garden
- Off-Road Parking for Two Vehicles
- Spacious Open Plan Kitchen Living Space
- Three Bathrooms inc Two En-Suites
- Semi-Detached House
- Vacant Possession
- No Onward Chain
- Council Tax Band: F
- Tenure: Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



An impressive four-bedroom, three-bathroom semi-detached home, arranged over three well-planned floors. This property offers generous living space, high-quality finishes and off-street parking for two cars, all set within an exclusive development in a sought-after location.

Situated on Augustine Way, just off Iffley Turn, the property enjoys excellent access to local shops, a health centre and frequent bus services into Oxford city centre. The historic charm of Iffley Village, with its traditional pubs and scenic Thameside walks, is close by, making this an ideal home for families and professionals alike.

The ground floor features a welcoming entrance hall with cloakroom/WC and a formal dining room, perfect for entertaining. To the rear is a superb open-plan kitchen/breakfast room with adjoining family room, designed for modern living and social gatherings, with double French doors opening onto the enclosed garden.

The contemporary kitchen is fitted with sleek units, black granite worktops, and a full range of integrated appliances, including gas hob, electric oven, microwave, stainless steel extractor, fridge/freezer, dishwasher. A separate utility room adds further convenience.

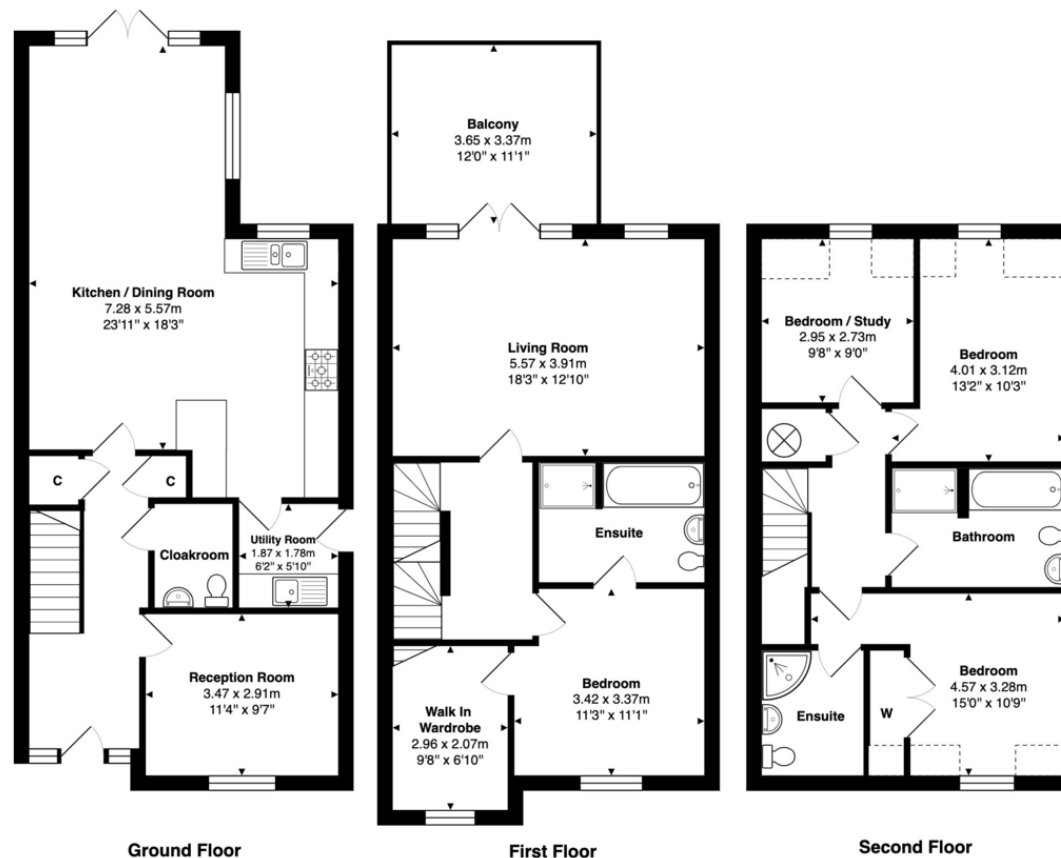
The first floor offers a spacious sitting room with double doors opening onto a substantial paved terrace overlooking the garden. The principal bedroom suite features a en-suite bathroom with both bath and separate shower, together with an adjoining dressing room.

On the top floor are three additional well-proportioned bedrooms, an en-suite shower room, and a stylish family bathroom with bath and separate shower, making the layout ideal for growing families or flexible home-working arrangements.

This is a high-quality modern home combining space, style and an excellent location, offering a rare opportunity to purchase within this desirable development.







#### Approximate Gross Internal Area

173.7 m<sup>2</sup> ... 1869 ft<sup>2</sup> (excluding balcony)

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



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