



THOMAS
MERRIFIELD
SALES LETTINGS

7 Swan Street, Osney Island, Oxford, OX2 0BJ

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A two bedroom terraced cottage which has been upgraded to exacting standards and is located within half a mile of the City Centre.

- Modernised & Refurbished Terraced Cottage
- Extended
- Two Double Bedrooms
- Entertainers Living Space
- Shaker Style Fitted Kitchen
- Air Source Heat Pump
- Landscaped Rear Garden
- EPC Rating D Council Tax Band: D

An exceptional two bedroom terraced cottage, beautifully extended and comprehensively modernised to an outstanding standard. The property has undergone an extensive refurbishment programme with meticulous attention to detail, creating a home that blends charm, character and stylish interiors.

The hub of the home is the superb open plan ground floor, designed to provide a seamless flow between defined living, dining and kitchen areas, ideal for both everyday living and entertaining. The kitchen features elegant shaker style units, marble tiled flooring and a striking exposed brick wall using reclaimed stocks from the former chimney breast. A coach door provides direct access to the garden. The ground floor also includes a welcoming entrance lobby and WC.

Upstairs, a bright landing with sun tunnel leads to two well proportioned double bedrooms, including a principal bedroom with fitted wardrobes, and an exquisite bathroom with classic suite and marble tiling.

Guide Price £600,000 Freehold





The landscaped rear garden offers herringbone brick paving, ideal for alfresco dining, and a useful brick built store. Further benefits include new timber sash windows, full re-plastering, re-wiring, and an air source heat pump with underfloor heating and radiators.

Swan Street is about half a mile from Oxford city centre, close to high street shops, boutiques, cafés, restaurants, cinemas, theatres, museums, and galleries. Oxford train and bus stations are within walking or cycling distance, with direct links to London and Victoria. Nearby shopping includes Waitrose on Botley Road and retail parks; recreation includes Frilford Heath golf, Farmoor Reservoir water sports, and leisure centres.

According to the Government flood risk map, Swan Street has a medium river flood risk, though the property has never flooded during the current vendors ownership.



**Approximate Gross Internal Area 818 sq ft - 76 sq m
(Including Outbuildings)**

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 351 sq ft – 33 sq m

Outbuildings Area 56 sq ft – 5 sq m



Garden
20'8 x 13'11
6.30 x 4.25m

