



#CALENDER PLACE




# GOFF STREET

Oxford



## GOFF STREET

A beautifully positioned end-of-terrace waterfront townhouse with outstanding river views and garage parking.

   EPC  
3 2 3 B

Local Authority: Oxford City Council  
Council Tax band: E  
Tenure: Freehold



## THE PROPERTY

A superb three-bedroom end-of-terrace townhouse with a premium finish, forming part of the highly regarded CALA development at Wolvercote Mill, enviably positioned overlooking the river with stunning far-reaching views best enjoyed from the first floor kitchen/sitting room and principal bedroom. There is the added benefit of parking which is rare in Oxford with a large garage and an allocated space, visitors bays are also available. The house is extremely efficient and has a 'B' rated EPC ensuring low energy bills. Because of its enviable position within the development this home was one of the first houses to be purchased. There are only three 'North Side' end of terraces homes within the development, these benefit from unrestricted second floor balcony and additional windows on the stairs and in the third bedroom. Number 7 provides the best view of the entire waterfront.



**View From Bedroom Terrace**





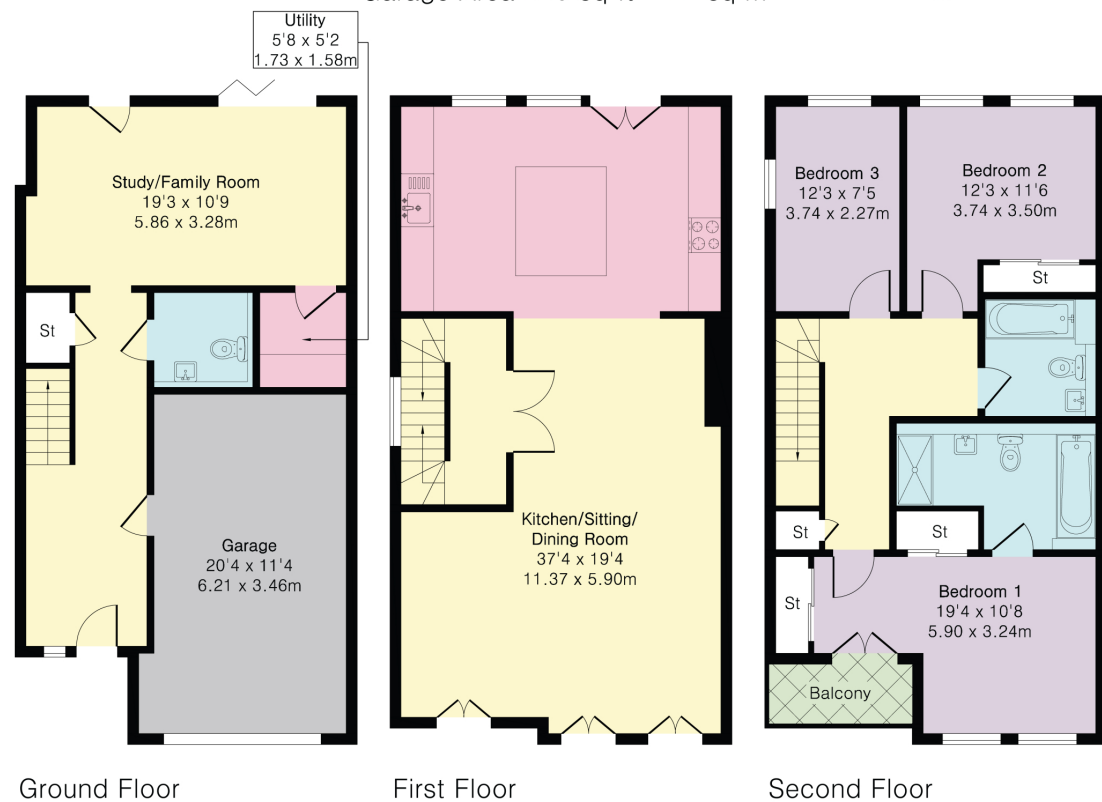
## LOCATION

Wolvercote is a vibrant community within the Oxford ring road c. 2 miles from Summertown . It has excellent amenities, including a well-regarded primary school, two children's playgrounds, several pubs, the renowned Trout Pub on the river, and a community orchard. Port Meadow is one of the largest open spaces in north Oxford. It has almost 330 acres of protected meadow alongside the Thames River, home to many cattle, horses, and migratory birds. The house is under two miles from Oxford Parkway, which has a direct service to London Marylebone. It is also well located for links to the A34, M40 and A40.



**Approximate Gross Internal Area 2069 sq ft - 191 sq m  
(Including Garage)**

Ground Floor Area 433 sq ft - 40 sq m  
 First Floor Area 715 sq ft - 66 sq m  
 Second Floor Area 681 sq ft - 63 sq m  
 Garage Area 240 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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