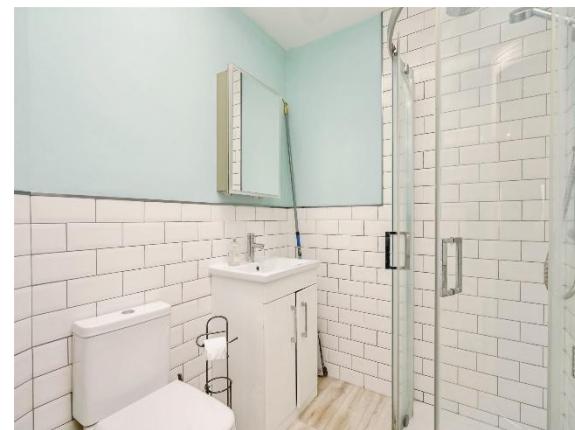


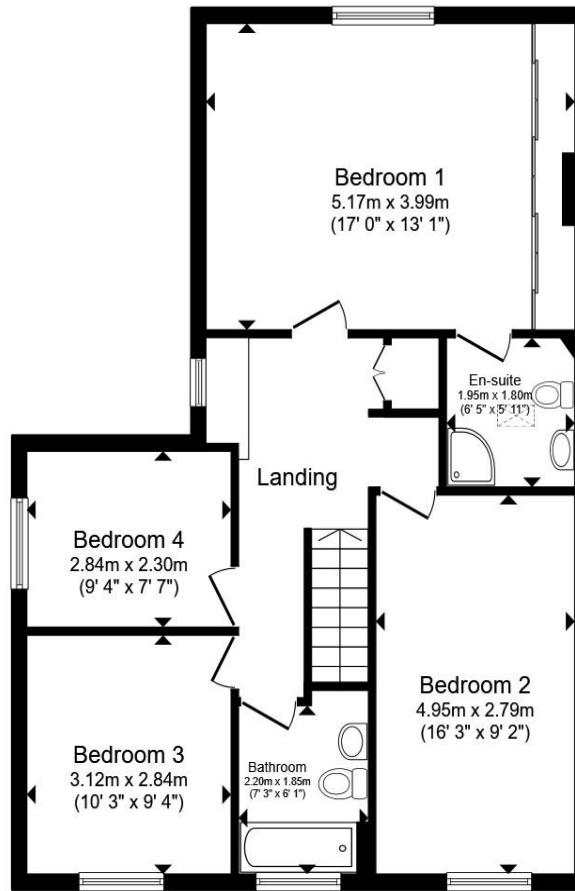
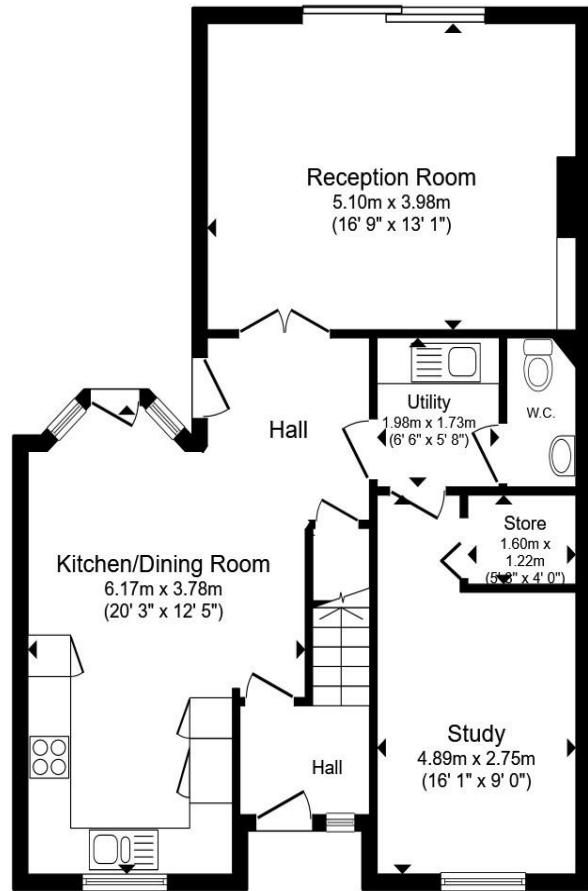


**Church Hill Road, Oxford, OX4 3SG**

**Welcome to  
Church Hill Road, Oxford**

Allen and Harris are proud to offer to the market a rare opportunity to purchase a detached four bed family home with ample parking in a fantastic location.





## Entrance Hall

### Kitchen/Dining Room

20' 3" x 12' 5" ( 6.17m x 3.78m )

### Utility Room

6' 6" x 5' 8" ( 1.98m x 1.73m )

### Reception Room

16' 9" x 13' 1" ( 5.11m x 3.99m )

### Study

16' 1" x 9' ( 4.90m x 2.74m )

### Landing

### Bedroom 1

17' x 13' 1" ( 5.18m x 3.99m )

### En-Suite

6' 5" x 5' 11" ( 1.96m x 1.80m )

### Bedroom 2

16' 3" x 9' 2" ( 4.95m x 2.79m )

### Bedroom 3

10' 3" x 9' 4" ( 3.12m x 2.84m )

### Bedroom 4

9' 4" x 7' 7" ( 2.84m x 2.31m )

### Bathroom

7' 3" x 6' 1" ( 2.21m x 1.85m )

Total floor area 141.8 m<sup>2</sup> (1,526 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to Church Hill Road, Oxford

- Detached House
- 4 Bedrooms
- 2.5 Bathrooms
- Driveway
- Garage conversion

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

offers in excess of

**£650,000**



**view this property online** [allenandharris.co.uk/Property/RSH106388](http://allenandharris.co.uk/Property/RSH106388)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
RSH106388 - 0009

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The entrance hallway leads to a modern open plan kitchen/diner with integrated appliances and access to the garden, the good-sized lounge then offers further patio doors for access to the garden which allows plenty of natural light, there is a utility room which houses appliances and storage and a further cloakroom. There is a large garage conversion which offers multiple uses including a fifth bedroom.

To the upper floor you will find the master bedroom with en-suite, two further doubles and a single bedroom and the family bathroom.

Externally the property benefits from driveway parking for several cars, gated access either side of the house, with the great sized rear garden offering patio seating area, pathway to the two storage sheds and the rest laid to lawn.

The property is located in a fantastic location for access to the Oxford Ringroad for A34/A40/M40 with great public transport links to Oxford City Centre and Train Station. Local amenities include minimarket, post office, takeaways, barbers, pharmacy and the Oxford Retail Park is just 1.5miles away and 1.2miles from a major supermarket. BMW Mini Plant is under 2 miles from the property and the Oxford Business Park is 1.5miles. The local primary school is 0.5miles with the Community Centre nearby offering a gym, advice centre and a spacious park with children's playground.



Please note the marker reflects the postcode not the actual property



**01865 711441**



[oxford@allenandharris.co.uk](mailto:oxford@allenandharris.co.uk)



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



[allenandharris.co.uk](http://allenandharris.co.uk)