



Argyle Street, Iffley Fields, OX4

Guide Price £750,000

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This attractive Victorian property is currently configured as a five-bedroom HMO and presents an exceptional opportunity for a purchaser seeking a versatile and characterful home with significant future potential. Subject to the necessary planning permissions and consents, the property could be reconfigured to suit a variety of layouts, including the creation of a substantial and elegant family residence. Rich in period charm, the house retains a wealth of original features throughout, reflecting the character and craftsmanship of the Victorian era. The spacious accommodation is arranged over four floors, offering flexibility for a range of living arrangements and lifestyles. A particularly appealing feature is the private access to both the lower ground and upper ground floor from the front of the property, enhancing the adaptability of the space. To the rear, the generous south-facing garden enjoys an abundance of natural light throughout the day and is laid mainly to lawn, providing an ideal setting for outdoor entertaining, family use, or further landscaping potential. Coming to the market for the first time in over 40 years, this much-loved property has served both as a cherished family home and, in more recent years, as a successful investment HMO. Rarely do properties with such character, flexibility, and long-term potential become available.

Situation

Iffley Fields is situated to the east of Oxford city centre and is a highly sought-after, predominantly residential neighbourhood just off Iffley Road. Known for its attractive Victorian streets, strong sense of community and vibrant yet relaxed atmosphere, the area is particularly popular with academics, professionals and families alike. Residents enjoy the perfect balance of city living and green open spaces, with the nearby River Thames, Aston's Eyot and Mesopotamia Walk providing some of Oxford's most beautiful riverside walks and cycling routes. Cowley Road is within a short walk and offers a wide range of diverse shops, independent restaurants, cafés, artisan bakeries and lively pubs, contributing to the area's distinctive character and cultural appeal.





The neighbourhood also benefits from excellent access to the University of Oxford colleges, Oxford Brookes University and the Oxford hospitals, making it exceptionally convenient for both work and study. This charming Victorian property is positioned within easy reach of the towpath and beautiful riverside walks, whilst being tucked just around the corner from the highly regarded Chester Arms gastropub. The nearby Iffley Village and historic Iffley Lock further add to the area's charm, offering picturesque surroundings rarely found so close to the city centre. Oxford itself presents a comprehensive range of shops, cultural attractions and amenities, all easily accessible by bicycle or on foot via Iffley Road. Oxford mainline station is approximately 20 minutes away by car and offers regular services to London Paddington with an estimated journey time of 55 minutes. The Oxford Tube coach service also operates frequently from nearby St Clements, providing direct access to central London in approximately 90 minutes. The area provides an excellent selection of both independent and state schools making Iffley Fields one of Oxford's most desirable and well-connected residential locations.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Services

All mains services are connected.



Tenure & Possession

The property is freehold and offered for sale with no onward chain.

Council Tax

Council tax band E amounting to £3,270.10 for the year 2026/27.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnum's Estates.

Local Authority

Oxford City Council

Advisory notes

Fortnum's Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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