



Church Way
Iffley

Carter Jonas

7 CHURCH WAY IFFLEY OXFORD OX4 4DY

**AN EXCITING OPPORTUNITY TO ACQUIRE A HANDSOME
DOUBLE-FRONTED VICTORIAN HOUSE WITH EXCEPTIONAL POTENTIAL
IN VERY DESIRABLE IFFLEY VILLAGE LOCATED ON THE OUTSKIRTS OF
OXFORD.**

DESCRIPTION

Set back from the road behind an attractive stone wall, this handsome Victorian house enjoys an elevated position above Church Way in Iffley Village. Full of charm and character, the house retains many original period details, providing an ideal canvas and exciting opportunity to create a personalised family home in a highly sought-after location.

A pathway and steps lead through the front garden to the welcoming porch. Inside, the entrance hall opens onto a bright reception room featuring a bay window and fireplace with views over the front garden, as well as a second dual-aspect reception room with direct access to the rear courtyard. At the rear of the property, the spacious kitchen enjoys garden views and offers ample room for a dining table. A door opens onto the courtyard, where steps rise to the rear garden and woodland beyond. A cloakroom completes the ground floor accommodation. Upstairs, the first floor comprises four generous bedrooms and a family bathroom.

Outside, the mature garden wraps around the house and extends across a substantial corner plot, providing privacy, greenery, and excellent potential for landscaping or further enhancement.

LOCATION

Iffley has retained a unique village feel despite being well within Oxford city. The village is on the River Thames and from Iffley Lock the tow path beside the river leads to the city centre. Much of the area lies within a Conservation Area, with a well-patronised village shop, a public house, two hotels and a fine parish church dating back to 12th century.



Oxford, with its famous university, shops and excellent choice of schools, is easily accessible by car, bus and bicycle. Oxford mainline train station offers services to London Paddington and London Marylebone in just under an hour.

FURTHER INFORMATION

Tenure: Freehold with vacant possession on completion.

Services: all main services are connected.

Council Tax: Band G

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. Ultrafast Broadband is predicted to be available.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX4 4DY

what3words:/// spout.curvy.pretty



Approximate Gross Internal Area 2030 sq ft - 188 sq m

Basement Area 337 sq ft – 31 sq m
 Ground Floor Area 859 sq ft – 80 sq m
 First Floor Area 834 sq ft – 77 sq m



Basement

Ground Floor

First Floor



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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