



LAKE STREET

OXFORD, OX1 4RR

PENNY &  
SINCLAIR



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- Light Filled Entrance Hall • Open Plan Kitchen/Dining/Living Room
- Cloakroom • Four/Five Bedrooms • Four Shower Rooms
- Courtyard Garden • On Street Permit Parking • No Onward Chain

## DESCRIPTION

A fantastic contemporary home situated in sought after New Hinksey and within easy reach of the city centre. The light and airy accommodation is arranged over three floors and comprises, entrance hall, a superb open plan kitchen/dining/family room with floor to ceiling bi-fold doors and log burner, cloakroom, a large ground floor bedroom with ensuite - this could also be used as an additional reception room. The first floor offers three bedrooms, shower room and an ensuite shower room. The top floor works extremely well and is set up as a self contained apartment with open plan bedroom/sitting room, kitchen and shower room. The property offers some wonderful design features, with thought, care and attention given to fittings and finish. There is a low maintenance courtyard garden to the rear as well as the benefit of a garden office/store and utility room. Permit parking is available on street. Offered with the benefit of no onward chain.

## LOCATION

Situated approximately 0.75 miles from the city centre to the south, New Hinksey offers easy access to both the city, the countryside and the ring road. It is an ideal area for families with good primary schools nearby. Hinksey Park is on the doorstep with its outdoor pool, allotments, tennis courts and play areas for the children. The Happy Valley, Hinksey heights nature reserve, Hogacre common and Iffley meadows, are all in easy reach and provide good local access to the countryside. The location is on a safe cycle route and offers walking and a short bike riding distance to the Westgate shopping centre with John Lewis, the train station and bus station both with regular services to London and the airports. There is a doctors surgery, community centre, car share scheme, and local shops, pubs and cafes nearby.

## DIRECTIONS

From Folly Bridge head south along the Abingdon Road. Turn right into Lake Street. The property will be found a short way along on the right hand side.





#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair.

#### **SERVICES**

All main services connected.

#### **TENURE & POSSESSION**

The property is Freehold with vacant possession upon completion.

#### **LOCAL AUTHORITY & COUNCIL TAX**

Oxford City Council

Town Hall

St Aldates

Oxford

OX1 1BX Tel: 01865 249811

Council Tax Band E (amounting to £2847.17 for the year 2023/24)







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