



**68 IFFLEY TURN**  
OXFORD, OX4 4HN

**PENNY &  
SINCLAIR**



# 68 IFFLEY TURN

OXFORD, OX4 4HN

OFFERS IN EXCESS OF £1,000,000

**A well proportioned and well presented 1930's detached house situated in an elevated position and within reach of the city centre, Iffley village, towpath and several well regarded local schools.**

## DESCRIPTION

A well proportioned and well presented 1930's detached house situated in an elevated position and within reach of the city centre, Iffley village, towpath and several well regarded local schools. The light and airy accommodation extends to c.2146 sq ft and consists of a large reception hall, sitting room, dining room, kitchen, cloakroom, four bedrooms and two bathrooms. Outside there is the huge benefit of a detached annexe, offering two rooms and a wet room. There is ample off street parking to the front and also outside the home office which is accessed via the road leading to Anne Greenwood Close. In addition, there is an integral garage, and to the rear, an established south west facing garden. Plans have been drawn up for an extension - these can be viewed at: <https://public.oxford.gov.uk> Ref: 10/01244/FUL

## LOCATION

Iffley is located c. 1.5 miles from Oxford city centre and within easy reach of the ring road and A40/M40. The village offers a village shop, two public houses and a c. 12th century church. There is also easy access to Iffley Lock and the River Thames. There is a regular train service to London Paddington from Oxford mainline station. For those with children, Oxford offers an excellent range of both state and private schools, including nearby Magdalen College. The bus stop located in nearby Henley Avenue is a pick-up point for several local schools and includes Didcot Girls School, Magdalen College, St. Aloysius Catholic School and Abingdon Prep.

## DIRECTIONS

From The Plain, proceed along the Iffley Road. After c. 1.8 miles turn right into Iffley Turn. At the mini roundabout turn left. The property will be found a short way along on the right hand side identified by a Penny & Sinclair For Sale board.







### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair who have seen the property in order that you do not make a wasted journey.

### **FIXTURES & FITTINGS**

All mains services are connected.

### **TENURE & POSSESSION**

The property is Freehold and offers vacant possession upon completion.

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

Oxford City Council  
City Chambers  
Queen Street  
Oxford  
OX1 1EN  
Telephone (01865) 249811  
Council Tax Band G £3309.10 for 2019/20





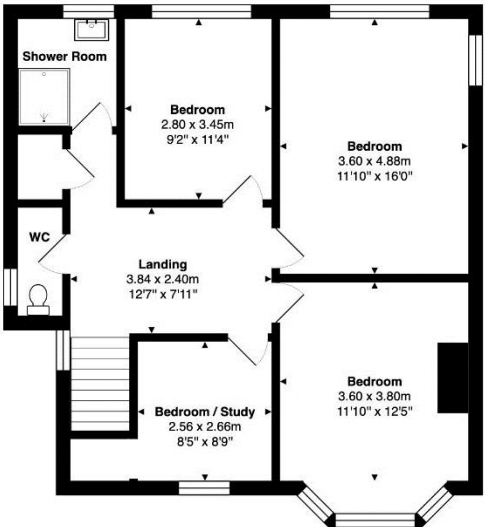


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

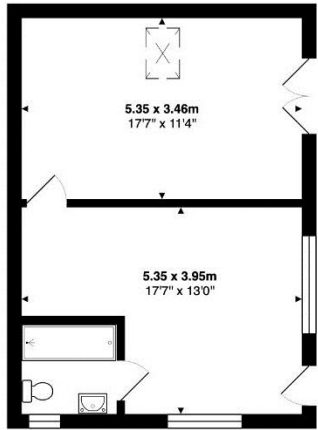
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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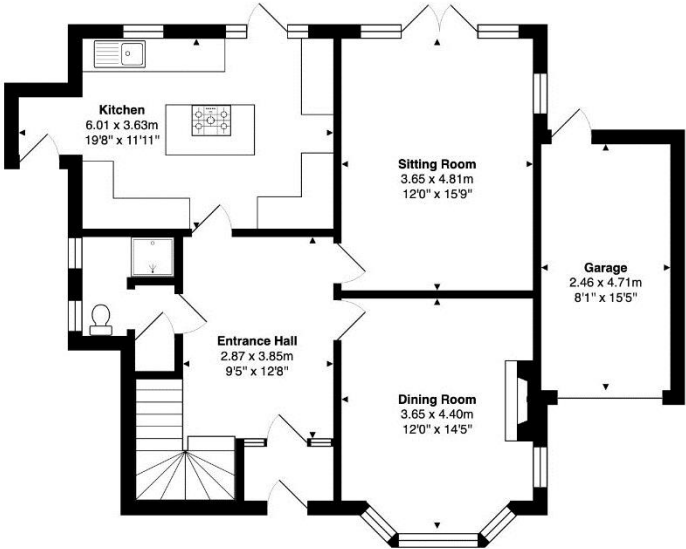
**01865 297555**  
 1-4 The Plain, St.Clements, Oxford, OX4 1AS  
[city.sales@pennyandsinclair.co.uk](mailto:city.sales@pennyandsinclair.co.uk)



1st Floor



Annexe



Ground Floor



Approx. Gross Internal Area: 199.4 m<sup>2</sup> ... 2146 ft<sup>2</sup>

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