

7 STANLEY ROAD

EAST OXFORD OX4 1QY

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East Oxford OX4 1QY

A handsome Victorian semi-detached family home with a large mature garden and driveway parking for two cars. Located on a sought after side road within the heart of East Oxford, this stunning example of Victorian architecture has been renovated and extended by the current owners to create a spacious home with over 2000 sq ft of accommodation.

The accommodation is laid out over four floors and consists of four double bedrooms, two large reception rooms, a contemporary kitchen/ diner a study/bedroom five, two bathrooms, and a utility room.

To the rear of the property is a beautifully landscaped garden with mature borders, a paved terrace and summerhouse. There is driveway parking for two cars to the front of the property.



5



2



2



Approx. 78.7ft garden

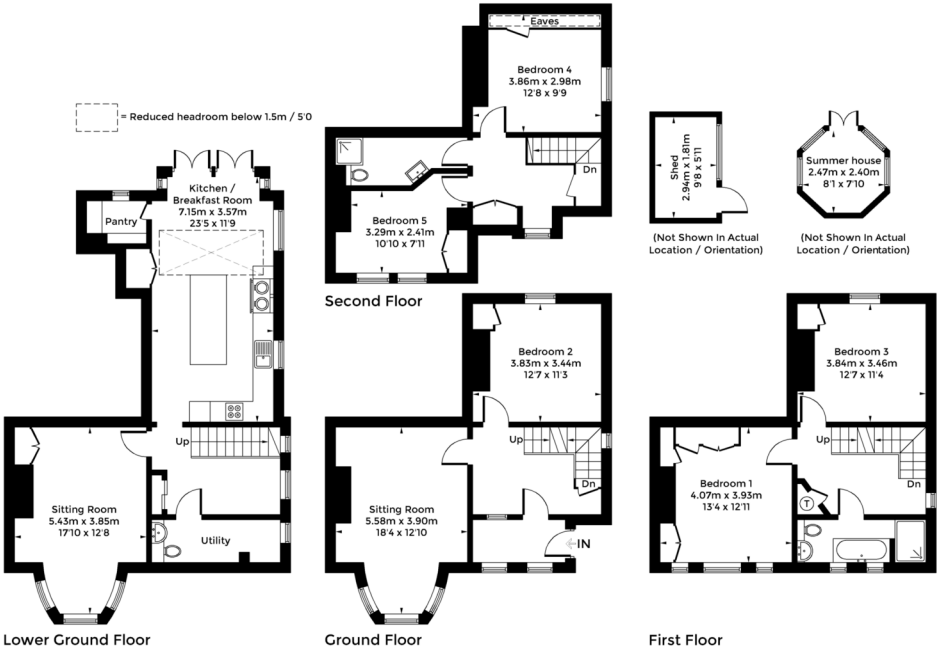
GUIDE PRICE

£1,500,000





Approximate Gross Internal Area
Lower Ground Floor = 62.4 sq m / 672 sq ft
Ground Floor = 45.5 sq m / 490 sq ft
First Floor = 44.1 sq m / 475 sq ft
Second Floor = 36.7 sq m / 395 sq ft
Outbuildings = 10.1 sq m / 109 sq ft
Total = 198.8 sq m / 2141 sq ft



Council Tax:
Band F - £3689.64

Parking:
Off-street parking for 2 cars

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Stanley Road is a desirable side road situated off Iffley Road, circa 20 minutes walk from Oxford city centre. There are a wide range of independent shops, cafes and restaurants within walking distance including The Magdalen Arms, Chester Arms, Silvie cafe and bakery, and The Missing Bean coffee roastery. There is an excellent primary school a few minutes walk away on Meadow Lane and Magdalen College School is a 10 minute walk from the property.



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