

FLAT 3, 9 CHURCH ROAD,

SANDFORD-ON-THAMES, OXFORD OX4 4XZ

Flat 3, 9 Church Road,

Sandford-on-Thames, Oxford OX4 4XZ

A beautiful Victorian two bedroom apartment with no onward chain.

This home boasts high ceilings, large bay windows and spacious rooms throughout. The property benefits from a primary bedroom with bay window and built in cupboards and a second double bedroom also with a bay window. There is a shower room and a second bathroom with separate shower and bath.

The kitchen is a lovely space with a peninsula island suitable for eating / socialising whilst cooking. The living room is an elegant room with a bay window and a fire place at the heart of the room. There is a bright conservatory room with doors on to the communal gardens.

The gardens are meticulously looked after and have paths for walking, flower beds and a wooded area. There is an allocated parking space and garage with the property.



2



1



2



Communal garden

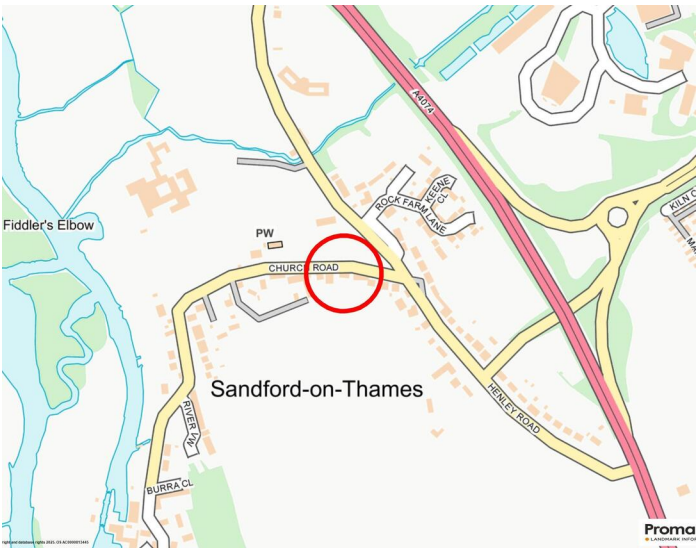
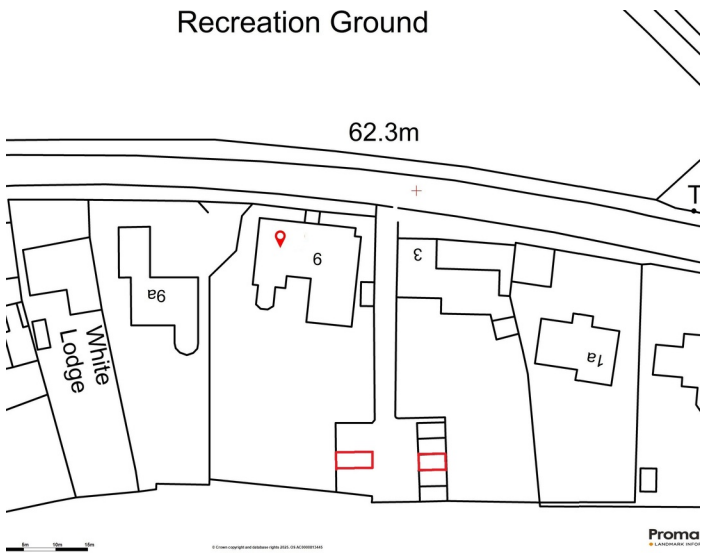
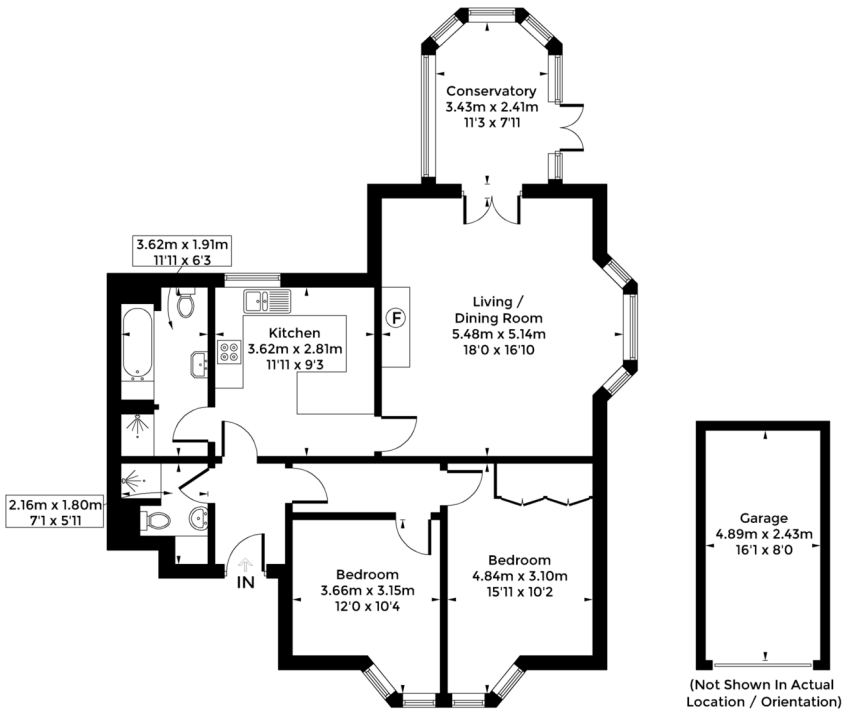
GUIDE PRICE

£335,000





Approximate Gross Internal Area = 92.1 sq m / 991 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 104.1 sq m / 1120 sq ft



Council Tax:
Band D - £2366.11

Parking:
Single garage & 1 allocated space opposite

Local Authority:
South Oxon D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“ LOCATION COMMENT

Sandford on Thames is situated approx. 5 miles south of Oxford city centre close to the Science and Business Parks and the A4074 to Reading and Henley.

The village has the benefit of two pubs/restaurants – Kings Arm and Catherine Wheel, the 4 star historic Four Pillars Hotel is also close by with leisure centre and restaurant. A ferry operates to Oxford city centre during the summer months from Sandford Lock and the Four Pillars Hotel jetty.

A community shop and café operates from the local Village Hall.



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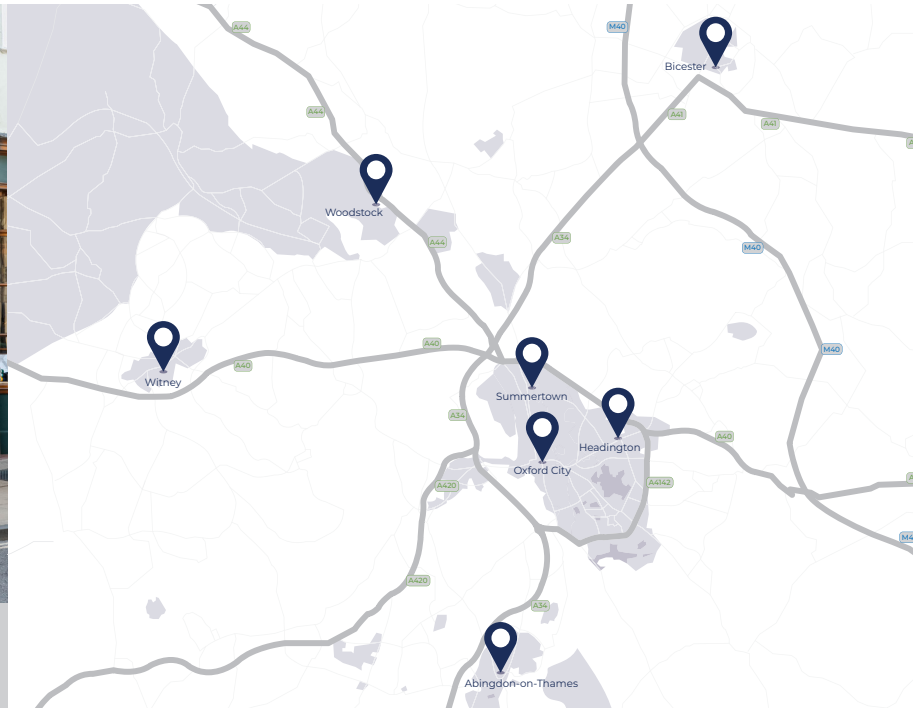
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