



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

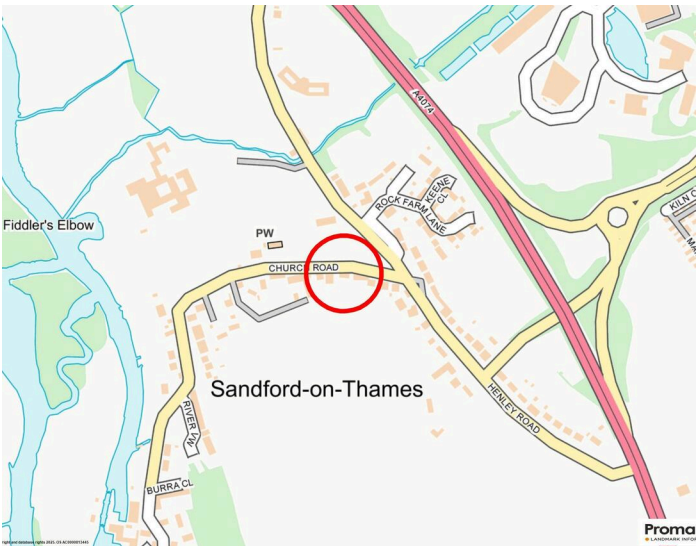
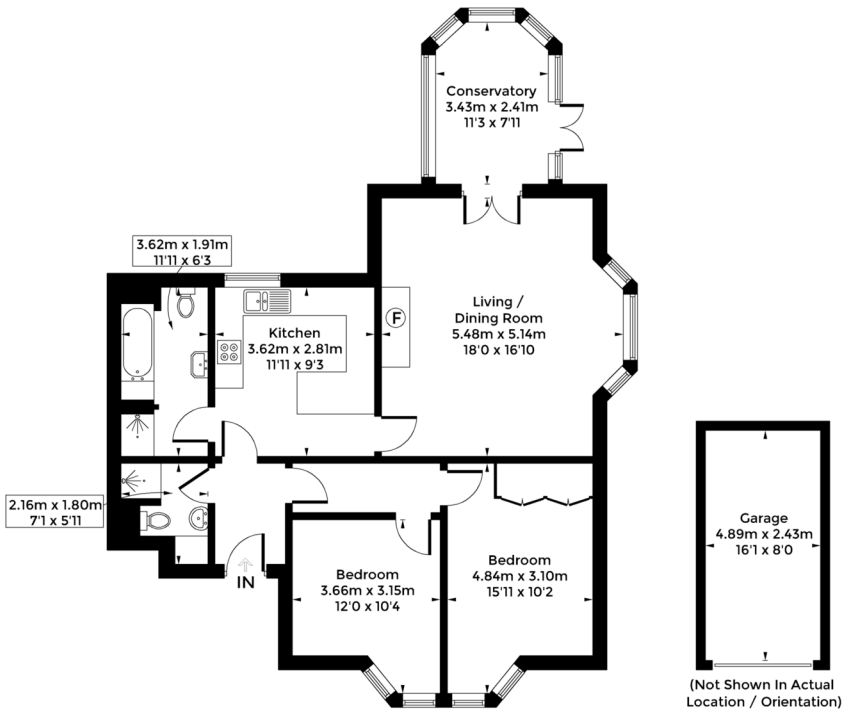
GUIDE PRICE

£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		73
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.