

33 POPLAR ROAD

BOTLEY, OXFORD OX2 9LA

33 Poplar Road

Botley, Oxford OX2 9LA

A charming detached cottage located on a desirable private road in the Botley area of west Oxford.

The property sits on a generous plot and has the scope to extend/ develop (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious sitting room with double bay windows, a reception room/ third bedroom, and a kitchen/ dining room with access out into the garden.

On the first floor there are two double bedrooms and a bathroom.

The property is located at the end of Poplar Road and boasts a stunning outlook over fields. The property sits on a generous plot with a stunning garden that wraps around the house.



3



2



1



Plot 130.2'/Gdn 83.3'

GUIDE PRICE

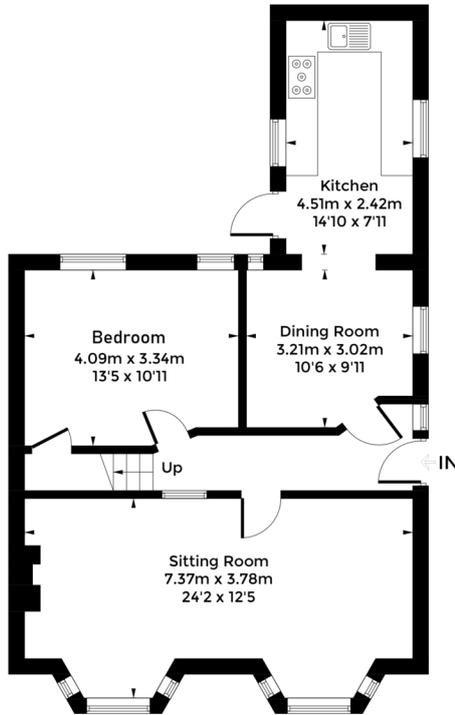
£600,000



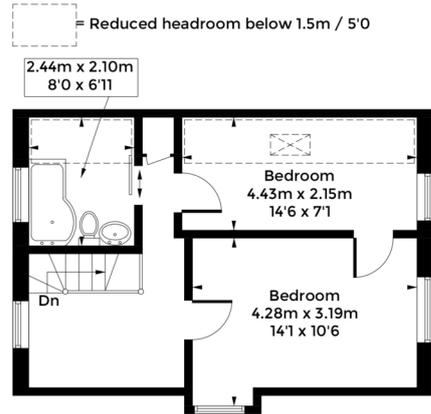




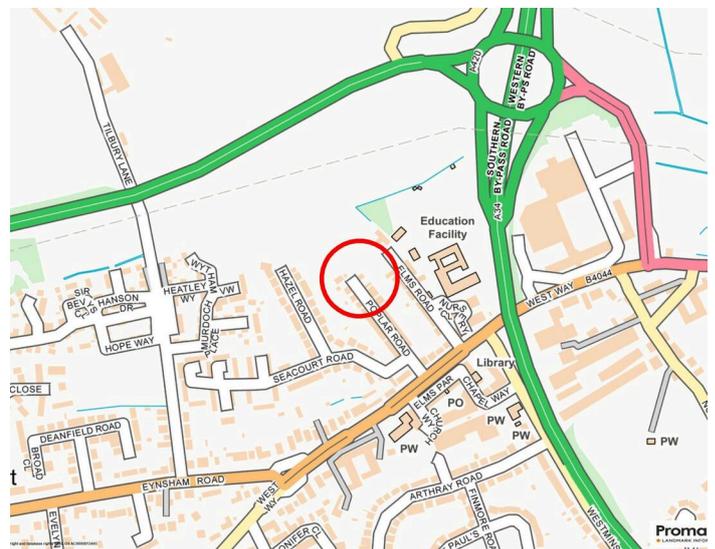
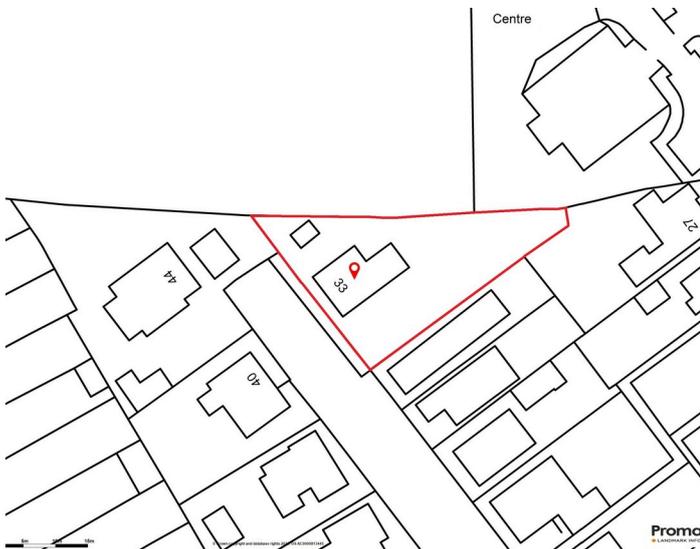
Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft



Ground Floor



First Floor



Council Tax:
Band E - £2919.89

Parking:
On street parking

Local Authority:
Vale of White Horse D.C.

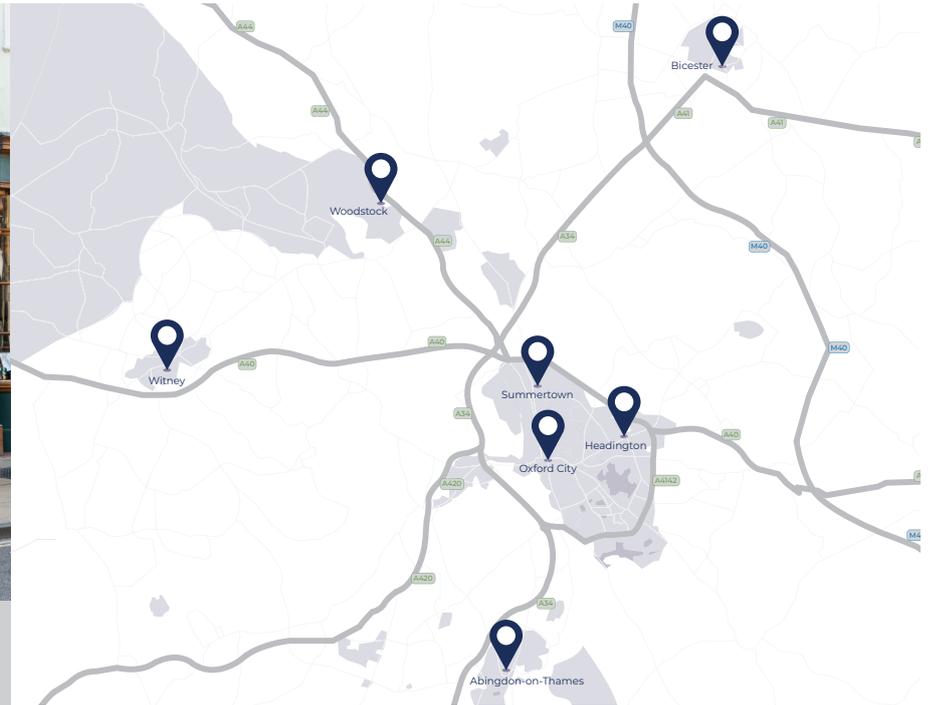
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Poplar Road is located in Botley, just a short walk from several amenities including shops, the popular Missing Bean coffee shop, post office and public house. The city centre and train station are also circa 1.5 miles from the house with a regular bus service from a nearby bus stop.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE



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

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



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



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.