

west

THE PROPERTY CONSULTANCY



82-84 , Nr. Oxford, OX14 3BA

Guide Price £1,250,000



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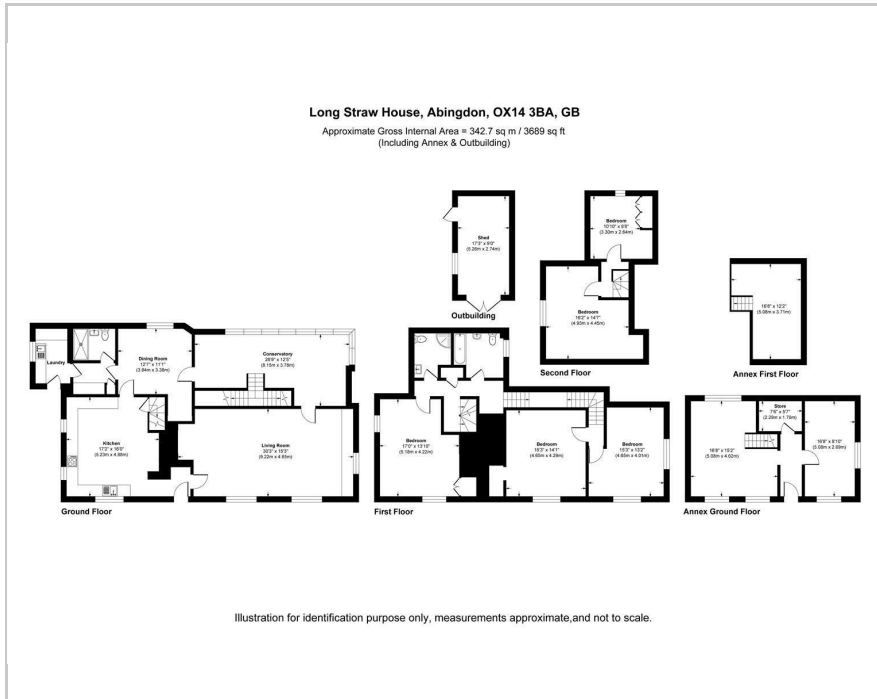
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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY

Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

IN A WONDERFULLY ATMOSPHERIC SETTING, A STYLISHLY RESTORED LIGHT FILLED PERIOD HOUSE

Accommodation

- The perfect location for Oxford & Abingdon schools access
- Rail connection to London Paddington in the village
- A stylishly restored thatched village house of scale
- Set in private attractively landscaped 0.437 acre grounds
- Internal volume of c. 3698 sq ft / 342 m²
- 4 Reception rooms
- 5 Bedrooms served by 2 well appointed Bath / Shower rooms
- Light filled high ceinged accommodation
- Home office / Studio / Guest cottage
- Lower Radley Station c. 0.3 miles Oxford c. 5.6 miles

From Oxford proceed on the A34 towards Abingdon. Take the first junction signposted North Abingdon and head down towards Abingdon and at the first roundabout on the ring road take the first exit continuing along the ring road. Proceed over the next few roundabouts staying on the ring road until you reach the Radley roundabout where you turn left towards the college and the village. Continue past the railway station on your right hand side and the next turning right will be signposted Lower Radley. Continue along and the road splits and you bear right and after c.200 metres lookout for the ochre washed rendered thatched house set back on your left with a black five bar gate, opposite an attractive farm house.

WHAT3WORDS Co-Ordinate:-

///balancing.farm.mushroom

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Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency - worst ranking class	G		

England & Wales EU Directive 2002/91/EC