



Abberbury Road

Iffley Village, Oxford, OX4 4ET

[Humberts.com](https://www.humberts.com)

Guide Price £1,950,000

Freehold

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A superbly presented six/seven bedroom family home with excellent eco-credentials and a glorious garden, in sought-after Iffley Village

INTRODUCTION

Located on a quiet, tree-lined street in the heart of one of Oxford's most desirable residential areas this distinctive family home benefits from six/seven bedrooms and four bathrooms and being finished to a very high specification it also boasts exceptional eco-credentials. With a large mature garden and ample parking space, this house is the perfect choice for discerning homebuyers.

Key Features

- ◆ Stylish and comfortable six/seven bedroom detached family home
- ◆ Superb eco-credentials (EPC B-rated)
- ◆ Highly desirable location in Iffley Village
- ◆ Exceptionally high specification, with e.g. triple-glazed windows throughout
- ◆ Six or seven bedrooms (three with en suite shower rooms)
- ◆ Four Juliet balconies with views over the garden
- ◆ Sitting room with cinema projection system and surround-sound audio
- ◆ Modern ergonomically designed kitchen
- ◆ Extensive garden with numerous mature trees, greenhouse, vegetable garden and chicken run
- ◆ Off-road parking for up to 4 vehicles
- ◆ Double garage with electric vehicle charging point





THE PROPERTY

Located on a peaceful tree-lined road in the heart of ever-popular Iffley village, this elegant, detached property dates from the mid-1980s and is of modern construction, but has been extensively refurbished and enhanced by the present owners. Features such as triple-glazed windows throughout, solar panel array and electric vehicle charging point combine to give the house enviable eco-credentials (EPC B-rated). With flexible accommodation over three floors, it is now a superbly presented family home.

On the Ground Floor

The front door opens into a spacious hallway with full height atrium that brings in light right from the top of the house, and an impressive and stylish staircase that is very much a feature of the property. To the right is the kitchen/breakfast room with its distinctive, ergonomically designed arrangement of work surfaces, units and integrated appliances, which include twin eye-level ovens, and Bora induction hob. A connecting door leads from the kitchen into the double garage, which is fitted with a sink and serves as a very spacious utility room and store, with a range of shelving and bicycle racks.

On the left of the hallway are the well-proportioned Dining room, with views to the front of the house, and the Living room which overlooks the garden to the rear. Ideal for both relaxing and entertaining, this comfortable space boasts a cinema projection system with 7.1 surround sound (connecting with ceiling-mounted speakers in the kitchen and dining room), and an open fire with a one-of-a-kind design prototype Conran fire-surround that provides a stylish focus to the room. An array of bi-fold doors open on to a terrace that overlooks the pools of the water feature adjacent to the house, and the garden beyond.

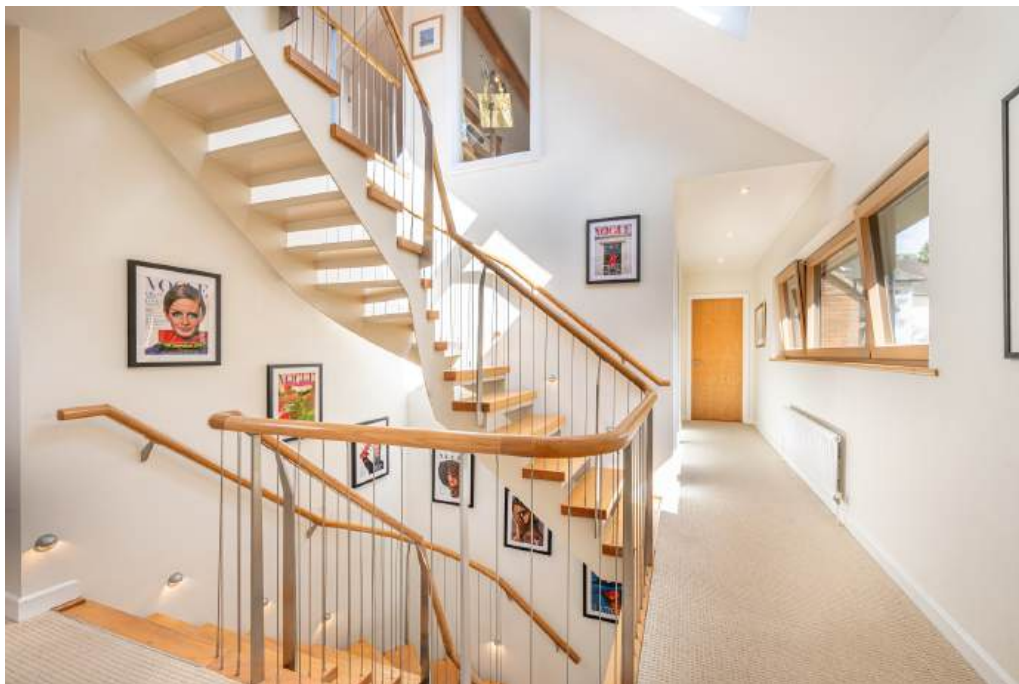
A cloakroom completes the downstairs accommodation.





On the First Floor -

The magnificent feature staircase leads to the first floor rooms which comprise five bedrooms (three of them with en suite shower rooms), and the family bathroom equipped with both bath and separate shower. Bedroom 2 and Bedroom 5 (currently utilised as a study) each benefit from paired glazed doors that give access to Juliet balconies overlooking the garden.







On the Second Floor –

A stylish loft conversion delivers two further rooms at the top of the stairs; a large bedroom with extensive under-eaves storage space and, across the landing, a smaller room currently utilised as a second study. Two-part sky-lights in the Study and on the landing itself open to create stunning Juliet-balconies that offer further views over the garden below, and across to Boars Hill and Cumnor.





OUTSIDE

The property is set back from the road with driveway parking for 3-4 vehicles. There is an integral double garage with electric vehicle charging point.

The house is flanked on three sides by a beautiful and well-tended garden that for the last ten years has been open to the public under the National Garden Scheme. It is a highlight of the house and is covered in its entirety by a Tree Preservation Order. The front garden is laid mainly to lawn, bordered by flower beds that deliver colour throughout the year. There is also a small area of decking that catches the morning sun.

A wisteria walk has been created beneath the pergola that runs along the side of the house and, with climbing roses and also a vine that produces delicious grapes in season, this shaded path provides a delightful approach to the rear garden.

This lovely space features a variety of plantings conceived to provide a changing palette of vibrant colours throughout the year. The glory of the garden is a magnificent acer, beneath which is planted a spring carpet of snowdrops, crocus, winter aconites, narcissi, daffodils, tulips and alliums. Later, Japanese cherries, crab apple and magnolia provide canopies of shimmering blossom, before giving way to the display of more than 100 varieties of roses. Later in the year, the several large and majestic trees that border the garden, including acer, sycamore, and horse chestnut, contribute the many hues of their own autumn mantles.

Immediately to the rear of the house is a terrace (which can be accessed through an array of bi-fold doors that lead from the sitting room), that overlooks a water feature with two ponds linked by a waterfall and stream. There is a further area of decking in the centre of the upper lawn, which then leads gently down to the lower part of the garden, with a second area and very private area of lawn screened by trees. Here too is the vegetable garden, with a number of raised beds, a green house and shed, and also a chicken run, as well as a set of compost bins.



Approximate Gross Internal Area (Including Garage & Excluding Void)

Ground Floor = 133.8 sq m / 1,440 sq ft

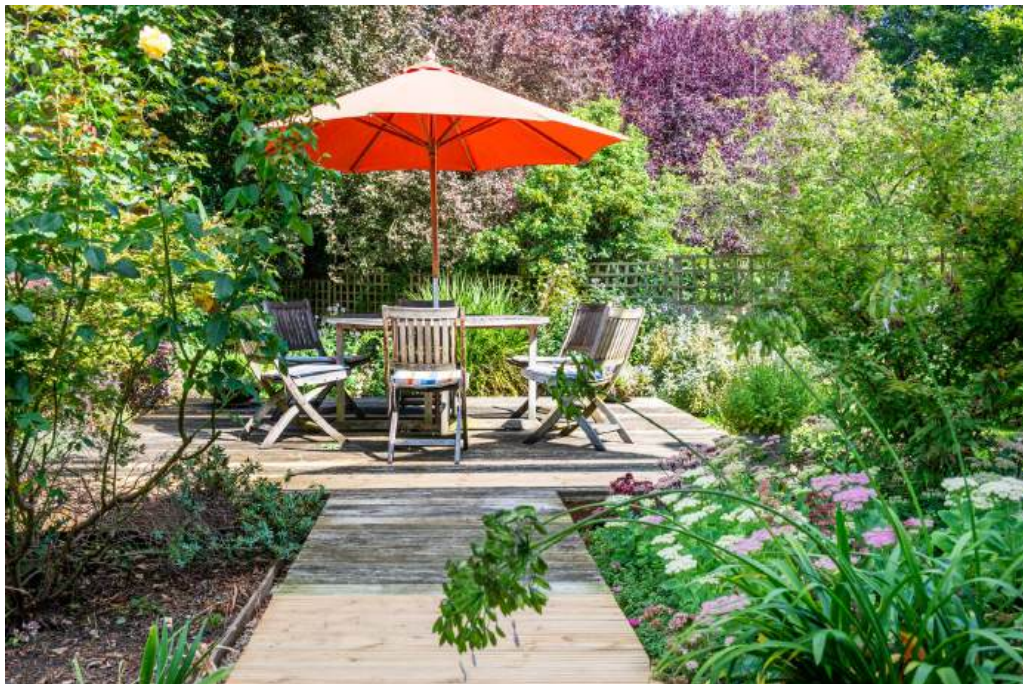
First Floor = 133.0 sq m / 1,432 sq ft

Second Floor = 68.0 sq m / 732 sq ft

Total = 334.8 sq m / 3,604 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCATION

The tranquil tree-lined lanes of Iffley village contribute to the feeling that this small community is a place apart yet, being barely two miles from the centre of Oxford, it is within easy reach of the university, schools and amenities of the city, by public transport, car, or bicycle. The eastern by-pass ring road is less than a mile away, giving access to the wider road network, so Iffley also boasts excellent transport links for those needing to travel further afield.

Iffley is a thriving and active community, with a long history. It boasts a stunning 12th century church, St Mary's, and 15th century church hall. The Friends of Iffley Village community group coordinates and publicises many activities and events, which include a history society, classic car club, amateur dramatics, film and music societies, and several book clubs. There is a community-run shop which stocks basic supplies, sells stamps, and has facilities for posting parcels and drop offs. Iffley also boasts two pubs, and two hotels.

For families, a number of excellent state and independent schools are within easy reach, including Magdalen College School, Headington School, Cheney, and Oxford Spires Academy. There are many open green spaces nearby, including Rivermead Nature Park, Oriel meadow, Iffley Meadows (Berks, Bucks and Oxon Wildlife Trust), as well as the playing fields at the end of Abberbury Avenue just a short walk away. The river is also close by with two rowing clubs, City of Oxford and Falcon Rowing & Canoe Club. The latter is family friendly and welcomes rowers and kayakers of all ages and abilities.

Approximate distances:

John Radcliffe Hospital	3.6 mi/6 km
Churchill Hospital	2.6 mi/4.2 km
City Centre	2.3 mi/3.6 km
Oxford Rail Station	2.8 mi/4.5 km
M40 to London (Thame)	9.3 mi/14.8 km

ACCOMMODATION

Ground Floor

Kitchen/Breakfast Room: 6.45 x 6.25 m (21'2 x 20'6)

Living Room: 6.86 x 4.20 m (22'6 x 13'9)

Dining Room: 5.40 x 4.45 m (17'9 x 14'7)

First Floor

Bedroom 1: 4.79 x 3.82 m (15'9 x 12'6)

Bedroom 1 En suite: 2.97 x 1.78 m (9' 9 x 5'10)

Bedroom 2: 3.70 x 3.63 m (12'2 x 11'11)

Bedroom 2 En suite: 2.27 x 1.48 m (7'5 x 4'10)

Bedroom 3: 4.40 x 3.51 m (14'5 x 11'6)

Bedroom 3 En suite: 2.33 x 1.80 m (7'8 x 5'11)

Bedroom 4: 4.14 x 3.35 m (13'7 x 11'10)

Bedroom 5: 3.64 x 2.77 m (11'11 x 9'1)

Family Bathroom: 3.33 x 3.10 m (10'11 x 10'2)

Second Floor

Bedroom 6: 6.28 x 4.14 m (20'7 x 13'7)

Bedroom 7/Study: 5.17 x 3.57 m (17'0 x 11'9)

Garage: 5.91 x 4.80 m (19'5 x 15'9)

Total Internal Area: 334.8 m² (3,604 ft²)

Garden: 0.37 Acres (1,484 m²).

CONSTRUCTION

Brick, with tiled roof. Detached.

SERVICES

Mains water, drainage, gas-fired central heating.

LOCAL AUTHORITY

Oxford City Council, Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Rated B.

MOBILE COVERAGE

Vodafone, Three, EE, O2

BROADBAND AVAILABILITY

Ultrafast Fibre Broadband - up to 1000 Mbs download speed

FLOOD RISK

None

COVENANTS

None

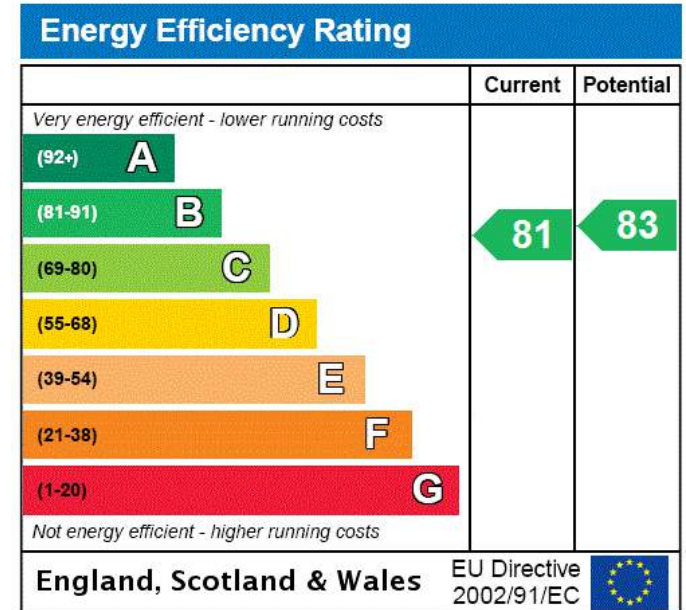
PLANNING CONSENTS

None

VIEWING ARRANGEMENTS

To arrange a viewing please contact
Humberts Oxford on **01865 306 630**
or email **Oxford@humberts.com**

Directions: [what3words///yappy.hungry.villa](https://www.what3words.com/yappy.hungry.villa)





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